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7, 5601 4 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Edson, Alberta

Listing ID:
31615

MLS ID:
A2246240

\$30



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 **CENTURY 21 TWIN REALTY**
 780-723-3100

 7, 5601 4 Avenue , Edson , Alberta T7E1L6

Transaction Type	Title	Days On Market
For Lease	Fee Simple	192
Lease Amount	Lease Frequency	Zoning
30.00	Monthly	C2
Subdivision	Building Type	Year Built
NONE	Condo Complex	2023
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2321644	1280.00	118.91
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
4112	0.09	Concrete
Roof	Foundation	Cooling
Membrane	Poured Concrete,Slab	Central Air
Access to Property		
Heating	Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route	Inclusions
Forced Air,Natural Gas		None
Restrictions	Reports	
Condo/Strata Approval	Aerial Photos,Condo/Strata Bylaws	

FOR LEASE – LAST UNIT REMAINING! Welcome to Yellowhead Commons, Edson's premier commercial development – now almost full! This is your final chance to secure a prime leasing opportunity in a high-exposure, high-traffic location with direct access to Highway 16. This last remaining unit features excellent visibility, modern design, and flexible layout options, making it ideal for a wide range of business uses. Located in the heart of Edson, Yellowhead Commons is surrounded by established retail, major roadways, civic amenities, and hospitality services – placing your business in the center of it all. With over 40 shared parking stalls, great signage opportunities, and a standout architectural design, this space offers both function and curb appeal to help your business thrive. Don't miss out – lease the final available unit in this successful commercial hub today!

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