

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7, 5601 4 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Edson, Alberta



**Listing ID:**  
31615


**MLS ID:**  
A2246240

**\$30**



 **KAREN SPENCER-MILLER**  
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 **CENTURY 21 TWIN REALTY**  
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 7, 5601 4 Avenue , Edson , Alberta T7E1L6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C2	<b>Subdivision</b> NONE	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2023	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2321644	<b>Building Area (Sq. Ft.)</b> 1280.00
<b>Building Area (Sq. M.)</b> 118.91	<b>Lot Size (Sq. Ft.)</b> 4112	<b>Lot Size (Acres)</b> 0.09
<b>Construction Type</b> Concrete	<b>Roof</b> Membrane	<b>Foundation</b> Poured Concrete,Slab
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route
<b>Inclusions</b> None	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> 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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