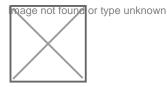


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

(780) 723-3100

■ CENTURY 21 TWIN REALTY

2 780-723-3100

7, 5601 4 Avenue, Edson, Alberta T7E1L6

Transaction Type Title Days On Market

For Lease Fee Simple

ZoningSubdivisionBuilding TypeC2NONECondo Complex

Year BuiltStructure TypeProperty Type2023RetailCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 2321644 1280.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

118.91 4112 0.09

Construction Type Roof Foundation

Concrete Membrane Poured Concrete, Slab

Access to Property

CoolingHeatingAirport Nearby, Direct Access, MajorCentral AirForced Air, Natural GasShopping Nearby, On Major Traffic

Route

Inclusions Restrictions Reports

None 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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