

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
 780-723-3100

 7, 5601 4 Avenue , Edson , Alberta T7E1L6

Transaction Type For Lease	Title Fee Simple	Days On Market 299
Lease Amount 30.00	Lease Frequency Monthly	Zoning C2
Subdivision NONE	Building Type Condo Complex	Year Built 2023
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2321644	Building Area (Sq. Ft.) 1280.00	Building Area (Sq. M.) 118.91
Lot Size (Sq. Ft.) 4112	Lot Size (Acres) 0.09	Construction Type Concrete
Roof Membrane	Foundation Poured Concrete,Slab	Cooling Central Air
Heating Forced Air,Natural Gas	Access to Property Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route	Inclusions None
Restrictions Condo/Strata Approval	Reports 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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website’s [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.