

**7, 5601 4 Avenue
Edson, Alberta**

MLS # A2246240



\$30 per sq.ft.

Division:	NONE	Addl. Cost:	-
Type:	Retail	Based on Year:	-
Bus. Type:	-	Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water
Sale/Lease:	For Lease	Parking:	-
Bldg. Name:	Yellowhead Commons Condominium Association	Lot Size:	0.09 Acre
Bus. Name:	-	Lot Feat:	-
Size:	1,280 sq.ft.		
Zoning:	C2		

Heating: Forced Air, Natural Gas

Floors: -

Roof: Membrane

Exterior: Concrete

Water: Public

Sewer: Public Sewer

Inclusions: None

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!