

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

**MLS # A2246240**



**\$30 per sq.ft.**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Yellowhead Commons Condominium Association

**Bus. Name:** -

**Size:** 1,280 sq.ft.

**Zoning:** C2

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water

**Parking:** -

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**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!