



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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!