



GRASSROOTS
REALTY GROUP

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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

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Cable, Electricity, Natural Gas, Fiber Optics, Sewer, Water
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.09 Acre
Sewer:	Public Sewer	Lot Feat:	-
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!