

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

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