

\$30 - 7, 5601 4 Avenue, Edson

MLS® #A2246240

\$30

0 Bedroom, 0.00 Bathroom,
Commercial on 0.09 Acres

NONE, Edson, Alberta

FOR LEASE â€“ LAST UNIT REMAINING!
Welcome to Yellowhead Commons,
Edsonâ€™s premier commercial development
â€“ 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 â€“ 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. Donâ€™t miss out â€“ lease
the final available unit in this successful
commercial hub today!

Built in 2023

Essential Information

| | |
|------------|------------|
| MLS® # | A2246240 |
| Price | \$30 |
| Bathrooms | 0.00 |
| Acres | 0.09 |
| Year Built | 2023 |
| Type | Commercial |
| Sub-Type | Retail |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------|
| Address | 7, 5601 4 Avenue |
| Subdivision | NONE |
| City | Edson |
| County | Yellowhead County |
| Province | Alberta |
| Postal Code | T7E1L6 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Available, Natural Gas Available, Fiber Optics Available, Sewer Available, Water Available |
|-----------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Lighting |
| Roof | Membrane |
| Construction | Concrete |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 5th, 2025 |
| Days on Market | 1 |
| Zoning | C2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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