

\$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	95
Zoning	C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.