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3, 5601 4 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

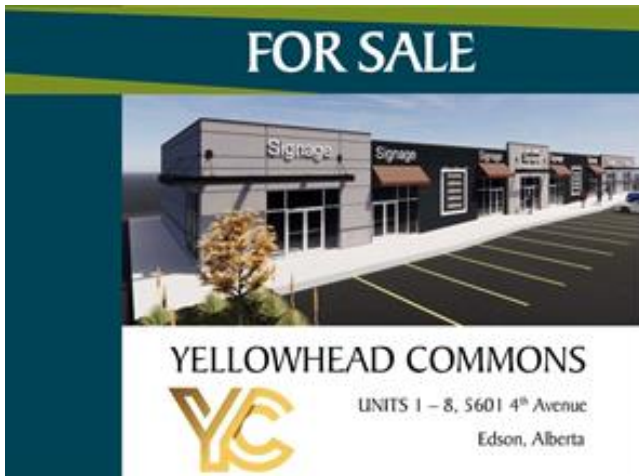




Location
Edson, Alberta



Listing ID:
26072


MLS ID:
A2148098

\$2,133.34



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 CENTURY 21 TWIN REALTY
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 3, 5601 4 Avenue , Edson , Alberta T7E1L6

Transaction Type For Lease	Title Fee Simple	Days On Market 50
Lease Amount 2133.34	Lease Frequency Monthly	Zoning C3
Subdivision NONE	Building Type Condo Complex	Year Built 2023
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2321644	Building Area (Sq. Ft.) 1280.00	Building Area (Sq. M.) 118.91
Construction Type Concrete	Roof Membrane	Foundation Poured Concrete,Slab
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route
Inclusions None	Restrictions Condo/Strata Approval	Reports Aerial Photos,Annual Property Operating Data,Building Plans,Condo/Strata Bylaws

FOR LEASE OR SALE! Strategically situated along Edson's vibrant highway, Yellowhead Commons represents a unique opportunity to secure a premier commercial space in downtown Edson. Tailored for both investment and entrepreneurial ventures, each unit commands prominent visibility along the highway and boasts a distinct 'step' architectural style, distinguishing it from its counterparts. With its strategic proximity to major retail centers, transportation hubs, civic amenities, and hospitality accommodations, coupled with seamless access to over 40 parking spaces, Yellowhead Commons emerges as a sought-after destination offering both convenience and prestige. This individually titled condominium property is primed for either leasing or individual unit acquisition, catering to the diverse needs of potential tenants or buyers. Moreover, the availability of multiple adjacent units provides the flexibility to expand square footage as required. Embrace the opportunity to shape your business future with Yellowhead Commons – your gateway to an exceptional and strategically positioned commercial space awaits your vision!

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