

**SW-16-53-17-5 West Lot  
Edson, Alberta****MLS # A2279876****\$45,000****Division:** Edson**Lot Size:** 1.09 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** C2**Water:** -**Sewer:** -**Utilities:** -

Prime Commercial Land Opportunity &ndash; Edson, AB (1.312 Acres) Lot 34. Position your business for success on this highly visible 1.094-acre commercial lot in one of Edson's most active corridors. Located just off Highway 16 eastbound this property benefits from exceptional exposure and strong daily traffic. Surrounded by key amenities including a Canadian Tire and Gas bar, the site offers outstanding accessibility for customers and clients alike. Zoned C2 - Service Commercial, the lot supports a wide range of commercial uses&mdash;ideal for investors or owner-operators seeking land in a strategic location. Situated adjacent to the railway, development may require CN approval, with potential fencing requirements along the rear property line. A rare opportunity to secure well-located commercial land in a growing area of Edson. Can be combined with adjacent Lot 33 MLS A2279873.