

**101 7 Avenue E
Bow Island, Alberta**

MLS # A2281843



\$51,000

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: HT

Water: -

Sewer: -

Utilities: -

Excellent opportunity to acquire four adjacent parcels of vacant land located in Bow Island along Highway 3, offering outstanding highway exposure and visibility. 101 7 Avenue is 50 wide x 125 feet deep, along with two other pieces, and one other is 75 x 125 ft. Collectively, the parcels measure 225 ft. wide by 125 feet deep, providing a substantial footprint for future commercial development. The seller's preference is to sell together, with A2281841, A2281850, A2281847 Land is zoned Highway Transitional, some permitted uses include: Accessory Structures, Alternative Energy, Individual Solar, Community Buildings & Facilities, Convenience store, Hotel / Motel, Retail & Commercial Uses, Restaurant (Food Establishment), Signs.