

**109 7 Avenue E  
Bow Island, Alberta**

**MLS # A2281847**



**\$77,000**

**Division:** NONE

**Lot Size:** 0.17 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. 109 7 Avenue is the biggest lot at 75 wide x 125 feet deep, the others are all 50 x 125. 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, A2281843, A2281850 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.