

**109 7 Avenue E**  
**Bow Island, Alberta****MLS # A2281847****\$77,000**

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**Division:** NONE

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**Lot Size:** 0.17 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** HT

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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.