

**4605 4 Avenue  
Edson, Alberta****MLS # A2099597****\$185,000****Division:** Edson**Lot Size:** 0.32 Acre**Lot Feat:** -**By Town:** -**LLD:** 22-53-17-W5**Zoning:** C2**Water:** -**Sewer:** -**Utilities:** -

Development potential on Highway 16 West. Zoned C-3. Permitted uses: Hotel-Motel, Eating and Drinking Establishment, Gas Bar - Service Station, Travel Information Center, Car Wash, Laundromat, Convenience Store, Souvenir Shop. Opportunity to build a strip mall for tenants, or the business of your needs. Road access can be from side street (46th St). Water main on property, fire hydrant located right at property boundary. Don't miss out on this highway frontage business opportunity for the future. Located right on Highway 16 west to Jasper and British Columbia.