

**4716 4 Avenue W
Edson, Alberta****MLS # A2182913****\$1,700 per month****Division:** NONE**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 850 sq.ft.**Zoning:** -**Heating:** Floor Furnace, Forced Air**Floors:** -**Roof:** Asphalt Shingle**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** -**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

For Lease, 700sq.ft. house with Highway 16 Frontage zoned DC-O (Direct Control-Open). This land use district is generally intended to provide for a range of uses to serve the travelling and local public using Highway 16. Ideal permitted uses would be Retail, Minor eating establishment, personal service establishment, gift shop or a small business: Accountants/Lawyers Office, subject to Town approval. The house is furnished and has a living room, kitchen, 4 piece bathroom, two bedrooms, back and front entrances and site on a 7000 sq.ft. lot. Parking in the back.