

# \$199,000 - 4605 4 Avenue, Edson

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MLS® #A2099597

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.32 Acres

Edson, Edson, Alberta

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.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2099597        |
| Price     | \$199,000       |
| Bathrooms | 0.00            |
| Acres     | 0.32            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4605 4 Avenue     |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |

Postal Code            T7E1C3

**Additional Information**

Date Listed            January 4th, 2024  
Days on Market        472  
Zoning                  C2

**Listing Details**

Listing Office           CENTURY 21 TWIN REALTY

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