

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

---

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        550  
Zoning                  C2

**Listing Details**

Listing Office           CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.