



**GRASSROOTS**

REALTY GROUP

587-777-7276  
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4901 4 Avenue  
Edson, Alberta

MLS # A2269525



**\$90,000**

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**Division:** Edson

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**Lot Size:** 0.16 Acre

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**Lot Feat:** Back Lane, City Lot, Corner Lot, Rectangular Lot

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**By Town:** -

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**LLD:** -

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**Zoning:** C2

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**Water:** Public

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**Sewer:** Sewer

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**Utilities:** Electricity, Natural Gas, Fiber Optics, High Speed Internet, Phone, Sewer

Prime Commercial Development Opportunity! 7,000 sq. ft. commercial lot located on Highway 16 westbound, at the corner of 49th Street and 4th Avenue—just one block east of Main Street in Edson, AB. This high-visibility location offers excellent exposure for your business and is zoned C2 — Service Commercial, allowing for a wide range of potential uses. The property currently includes an older home and a large shed, is landscaped and partially fenced, with power, gas, water, and sewer services on site (not presently active). There’s convenient rear alley access with parking, plus additional street parking along 49th Street. A great location, great exposure, and endless potential—sold “as is, where is.”