

# \$494,200 - 4 - Highway 16 Range Road 180, Edson

MLS® #A2071719

**\$494,200**

0 Bedroom, 0.00 Bathroom,  
Land on 2.47 Acres

NONE, Edson, Alberta

Ansell Industrial Park: Introducing an exceptional opportunity for investors and developers: a prime commercial development property now available for sale in a rapidly growing and dynamic location. This 2.471 acre parcel of land offers unparalleled potential for a wide range of commercial ventures, making it an ideal investment for those seeking to capitalize on the area's economic expansion. The property is zoned CD for commercial use, providing a broad spectrum of possibilities, including industrial, retail, office space, hospitality, mixed-use developments, and more. High Visibility: The property boasts excellent frontage on the Trans Canada Highway 16, ensuring maximum exposure and visibility to thousands of passing vehicles per day. Infrastructure: Utilities are readily available (power & gas to lot line, topsoil removed, and each lot is graveled and fenced) streamlining the development process and reducing costs. Detailed information package is included with this Listing or available at Listing Brokerage. Land sizes can be adjusted to suit your development.



## Essential Information

MLS® #	A2071719
Price	\$494,200
Bathrooms	0.00
Acres	2.47

Type	Land
Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	4 - Highway 16 Range Road 180
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 3G1

### **Amenities**

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
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### **Exterior**

Lot Description	Cleared, Level
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### **Additional Information**

Date Listed	August 8th, 2023
Days on Market	450
Zoning	CD

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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