



## 40 street 6 Avenue Edson AB

\$3,250,000

Property is directly North of Edson Hospital. Exceptional property for Senior accommodations; mixed commercial & residential, servicing the entire East area of Edson. Boundary survey completed. Previous Geotech, Environmental, Traffic assessment analysis & studies available. Mix Commercial, R1, R1A, R2, R3 & R4 zoning. Area structure plan in place for future development. Edson has a full range of Rec. facilities, health care services, high-quality education system & vibrant business sector. Edson serves a trading population of approximately 15,000 people & located on Hwy 16 -Trans Canada Yellowhead Route & benefits from private, commercial & industrial traffic. Trans Canada Yellowhead Route carries some of the heaviest traffic flow in Alberta & has been officially declared the second Trans Canada Hwy. Approximately 20,000 vehicles pass through Edson daily. Edson is approximately 199km west of Edmonton, 453km northwest of Calgary. East of Edson there is prairie like terrain.

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

nadia.mitchell1000@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net