



11739 122 Street Edmonton AB

\$599,900

Buy & Build potential up to 4 Story apartment for a 29 units on a RM h16 zoning "CORNER" lot 49.9' * 150'(140'). The site is backing to green space and off leash Park. The site location near Canadian tire & Superstore and public transportation to Kingsway mall. Bachelor (2 units), 1-bed (18 units), 2-bed (9 units). 29 units estimated gross income \$528,000. Cap rate 5.25%. The seller is also option to build the completed project on request. The floorplan is for reference purposes only and is not final. The new owner will collaborate with the designer to optimize the potential of the lot.

Listing Presented By:



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