



## 12318 83 Street Edmonton AB

\$298,800

Welcome to Eastwood! This 15.1 m x 45.8 m (50 feet frontage x 150 feet deep) lot is ready to start your project right away! The current seller has invested over \$35,000 in demolition and lot preparation, including asbestos inspections and demolition clearances. Development potential includes two side-by-side "skinny" homes. Each with a fully finished basement and the option to add a suite above the garage. This allows for three units per property, providing great rental income potential! Build a fourplex above ground with legal basement suites for a total of 8 units. This is a high-yield opportunity perfect for the CMHC program, supporting affordable housing & investment. With its central location and rental-friendly zoning, this property is ideal for those looking to generate rental income. Whether you're interested in building and selling, renting, or living in one unit and renting out others, this lot offers the flexibility to meet various investment goals. Close to schools, transportation & shopping!

Listing Presented By:



Originally Listed by:  
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