



## 2506 195 Avenue Edmonton AB

\$7,130,000

Get into this Investment Property Now before its GONE! Its in a perfect location within the City Limits of Edmonton 57.76 Acres including Potato Barn, Scale house, Quonset and much more. There is an area structure plan in place with adjustments, so further development is imminent but subject to rezoning. With Investments there is the opportunity to development of Executive Residential Lots, Multifamily development, single detached housing; these are only a few examples. As the city Expands and this property is within the city limits, it is very desirable. Only 5 minutes from the Nanaksar Gurudware (Sikh temple), 10 min to Major Shopping and other City Amenities, 13 min to Fort Saskatchewan, 10 min. North of Ravenscrest golf and country club, a short walk to Saskatchewan River and 25 minutes to many major employers, with Manufacturing Plants. Greenhouses, Green Cedar Bungalow, 1982 Atco Mobile Home not included in the sale.

Listing Presented By:



Originally Listed by:  
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