



## 9636 107A Avenue Edmonton AB

\$189,900

Exciting Investment Opportunity in Chinatown! Discover this promising 800+ sq ft bungalow with incredible potential, ideally located across from Lucky 97 Supermarket. Situated on a spacious 33.1 x 122 ft lot, this fixer-upper is perfect for investors, renovators, or developers looking to renovate and restore the existing structure or explore infill possibilities with potential for teardown and rebuild. The prime location offers the best of both worlds - steps away from vibrant Chinatown amenities, close to downtown and the stadium, with excellent transit connections. Don't miss this chance to own a piece of Chinatown with endless possibilities. Lot is zoned for medium scale residential, 4-8 storeys could be built here!! Next door also for sale, make this 2 side by side lots for your new project.

Listing Presented By:



Originally Listed by:

Royal LePage Arteam Realty

[chenkeng@royalpage.ca](mailto:chenkeng@royalpage.ca)

<http://chenkeng.royalpage.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)