



Edmonton Alberta

\$4,850,000

o High-intensity zoning already in place (no rezoning needed for most multifamily re-development)
o Walking distance to MacEwan University, downtown core and Oliver amenities
o Steps from the Valley Line West LRT currently in late-stage construction
o Residential floor area is excluded from FAR with inclusive design or family unit provisions, meaningfully increasing buildable
o 30,043 sq.ft. site is large enough to support a mid-rise podium with tower (rare in mature neighbourhoods)
o Westmount demographic shift is trending younger & renter-heavy (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc

<http://www.edmontoncommercial.com/>



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