



## Edmonton Alberta

\$2,495,000

PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY ON 0.40 ACRE SITE. EXCELLENT WHYTE AVENUE AREA PROPERTY! GREAT LOCATION FOR SIX STORIES OF RESIDENTIAL OR MIXED USE DEVELOPMENT. Fantastic Redevelopment Opportunity in the Whye Avenue Area. This site is 4 lots measuring 33 x 132 totaling 132 wide x 132 deep for a total of 17,424 sq.ft. Directly south of South Parks approved development including four Towers up to 16 stories. Excellent church tenant in place with triple-net lease on building providing holding income until February 2027. Garage has rental income as well. Site has Medium Residential zoning and falls within the Strathcona Area Redevelopment Plan which allows 21 Meter height rezone good for 6 stories. Zoning Mixed Use (MU h16 f3.5 cf) Very high density with FAR 3.5. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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