



## Edmonton Alberta

\$619,000

Zoned Mixed Use (MU) with an APPROVED DEVELOPMENT PERMIT for a 3-storey mixed-use building. Prime central location near Downtown, Rogers Place, Royal Alexandra Hospital, MacEwan University, and Kingsway Mall. Lot dimensions approx. 66 ft x 61 ft (18.96 m x 20.08 m), flat and ready for development. Approved plans feature 2 commercial bays on the main floor and 7 residential suites across two upper floors. Located on 101 St near Kingsway, across from major landmarks including Ericksen Nissan, Centre for Education, and Victoria School of the Arts. Zoned CB2 with municipal compliance including hydrant spacing. Excellent investment opportunity in a high-demand, high-visibility area. Don't miss out! (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

<https://www.maxwellrealty.ca/agents/joseph-yisak/>



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