



Edmonton Alberta

\$750,000

The perfect opportunity awaits for the savvy investor and forward thinker looking for more! Welcome to Queen Mary Park, where the future is bright with lots of redevelopment. Nestled in the shadows of downtown, 11007 109 Avenue is the perfect fresh start for a mixed use commercial and residential project waiting for life. Zoned as an RA7 development, this property/vacant lot is more than shovel ready. Design, engineering, permitting, and grade beam/foundation is fully complete and approved, awaiting for the perfect investor/owner with a community driven vision. The ground floor has a commercial segment designed for a daycare, while the residential aspect contains 5 units including an impressive 3 bed/2.5 bath unit at 2600 sq. ft. The rooftop section provides the unique design of a rooftop play space for the daycare commercial space. Possibilities are endless with this unique property, how does this fit your vision? (id:6769)

Listing Presented By:



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Exp Realty

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