



## Edmonton Alberta

\$625,000

A rare opportunity to acquire a high-exposure 50x150 corner commercial lot in Edmonton with significant development already underway. This project comes with full architectural and structural drawings, and although the previous development permit has expired, it was fully approved by the City of Edmonton. The original structure has been demolished, and footings are already poured, saving time and cost. The approved plans include a 4-storey mixed-use building featuring a daycare on the main floor, 5 self-contained residential units above, each with its own mechanical system, and a rooftop playground—an ideal setup for long-term cash flow. Perfect for investors or developers ready to take over and complete a revenue-generating asset in a growing area. (id:6769)

Listing Presented By:



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RE/MAX Elite

<https://stephanierichter.eliterealestate.ca/>



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