



## Edmonton Alberta

\$5,500,000

The historic Norwood Legion site at 11150 82 Street presents an exceptionally rare 1.37-acre (59,677 sq. ft.) redevelopment canvas. Bounded by a city ravine to the south and sitting immediately adjacent to the Commonwealth, LRT tracks. Offers the ideal fundamentals for a high-density apartment or mixed-use project. 22,500 sq. ft. split multi-level facility. There are 3 large banquet rooms for a variety of events, full commercial kitchen, 3 full bars, meeting rooms. The property is a turnkey utility for institutional users or holding income potential while you entitle the site. Given the immediate proximity to the Stadium LRT station, Northlands, and direct arterial routes to the downtown core, this is a strategic foothold in an area perfectly positioned for densification. Assemblages of this scale with both transit integration and natural lifestyle amenities are virtually non-existent in the current market. Currently zoned UF-Urban Facilities zoning. (id:6769)

Listing Presented By:



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