



Edmonton Alberta

\$1,300,000

ONCE IN A LIFETIME OPPORTUNITY half a block from the River Valley and walking distance to LRT & the University of Alberta. Purchase this 50'x100' property in combination with 11223 99 AV NW (SEPARATE LISTING; MUST BE PURCHASER TOGETHER) for a total of 100' x 100' (10,000 sq.ft) of prime redevelopment space under the City's new zoning bylaws. FOUR 1-bedroom/1-bathroom units, with shared coin laundry in the basement, are all currently rented and generate positive income. Property was GUT-RENOVATED in 2017 including electricity, plumbing, furnace and A/C. Tenants pay for their own electricity and each have their own parking stall in the back. Capitalize on spectacular River Valley views. Both 11229 & 11229 are currently rented until you are ready to redevelop this parcel - GET PAID WHILE YOU PLAN! (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

<http://www.communityyeg.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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