



Edmonton Alberta

\$908,810

o Land parcel opportunity located in O-day/min Ward.
o In close proximity to NAIT, Spruce Avenue School and Kingsway Mall.
o Current RS zoning with potential of RM zoning for highest and best use.
o Site gives depth advantage of west boundary being 51.5m giving opportunity for a high density tandem 12-plex design that similar lots can not accommodate.
o Current income potential to cover costs during re-zoning.
o Aggressive assessment increase of 13.7% reflects appreciation in the NAIT/Blatchford and Glenrose Hospital areas.
(id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc

<http://www.edmontoncommercial.com/>



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