



Edmonton Alberta

\$335,000

Attention Developers & Investors! Prime corner lot available in the sought-after Delton neighbourhood--ready for your next project! This fully fenced, rectangular lot has already seen approximately \$45,000 invested into demolition and site preparation, including asbestos removal, inspections, and demolition clearances. Situated on a corner lot and zoned RS (Small Scale Residential), this property offers exceptional redevelopment potential. Based on current City of Edmonton zoning regulations and subject to municipal approval, there is potential for up to 7 residential units, creating a strong opportunity for future rental income and long-term cash flow. Buyers are encouraged to conduct their own due diligence regarding development potential, density allowances, and permitting requirements. Conveniently located near universities, hospitals, shopping centres, schools, public transit, and other amenities, this is an exceptional redevelopment opportunity in a high-demand area. Don't miss your chance (id:6769)

Listing Presented By:



Originally Listed by:
LPT Realty



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