

**NO PHOTO AVAILABLE**

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information, please  
contact me.**

## Edmonton Alberta

\$1,175,000

15,820 sq.ft.? site available for sale at 12120 - 118 Avenue in Edmonton. Currently used as a car lot, the property is zoned MU (Mixed Use) with modifiers allowing up to 16 m in height and a maximum FAR of 3.5 (~55,372 sq.ft. buildable). The zoning requires active street-oriented non-residential frontage at grade, supporting mid-rise mixed-use redevelopment with residential above. The site is fenced with private parking and offers exposure along the 118 Avenue corridor. Built in 2000. Other Property Types: Industrial, Commercial  
Land Ownership Interest: Private Site Services: Electricity, Natural Gas, Telephone, City Water Title to Land: Fee Simple RPR Survey Available: No Seller Rights: Yes Appointment Name: Conor Clarke Appointment Phone: 780-720-7352 Paragon Listing ID: E4457527 (id:6769)

Listing Presented By:



Originally Listed by:  
NAI Commercial Real Estate Inc



**RE/MAX River City**

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