



Edmonton Alberta

\$1,829,000

GREAT SITE FOR CMHC MLI SELECT DEVELOPMENT. Welcome to the CORNER LOT of 12703 134 Ave. THIS PROPERTY BOASTS 1700 sq/m, ZONED RM h16 with FAR 2.3. Measuring Approximately 125' x 141'. This property presents a unique development opportunity. Property could be used for a VARIETY OF COMMERCIAL USES INCLUDING DAYCARE. Existing zoning ALSO ALLOWS MIXED USE DEVELOPMENT WITH COMMERCIAL ON THE MAIN, AND UPTO 4 STORIES RESIDENTIAL ABOVE. A SINGLE FAMILY HOME and SIDE/SIDE DUPLEX WITH LEASES provide holding income of \$7600. The single family home includes a convenient, non permitted basement suite, adding versatility and additional living space. Plus, with the inclusion of a large double-car garage, parking and storage needs are comfortably met. Duplex is 1144 sq.ft/side. One side has a basement suite, just needs a kitchen. Three bedrooms, one bathroom, and upstairs laundry room on both sides. Fantastic Redevelopment opportunity! (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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