

12708 – 133A AVENUE NW



DESCRIPTION

To construct a Residential Use building (Multi-unit Housing building with 7 Dwellings).

**FOR MORE PERMIT DETAILS,
OR TO FILE A COMPLAINT**
City File # 625036104-002 Call 311

**TO REPORT
UNSAFE WORK**
Alberta OHS
780-415-8690

APPROVED BY
The City of Edmonton
edmonton.ca/MyNeighbourhood



Edmonton Alberta

\$427,000

Exceptional TURNKEY PRIME LOCATION multi family DEVELOPMENT OPPORTUNITY in the desired Wellington community. This fully APPROVED 7 PLEX CORNER LOT is construction ready, providing a streamlined path to development while reducing timelines, costs and risk. Extensive due diligence has been completed, including land survey, geotechnical report and asbestos remediation. The property includes fully APPROVED demolition and building development PERMITS, site plan, professional landscaping design, and complete professional architectural drawings with renderings. An appraised completed value (3.4M) is available, making this an excellent candidate for MLI SELECT CMHC financing. Situated on a 50 x 124 corner lot with rear alley access, the site offers excellent design flexibility, strong curb appeal and added privacy, supporting long term tenant retention and premium rents. Located in a family friendly area close to parks, schools and major amenities. A rare shovel ready investment* asset in a strong rental market. (id:6769)

Living room Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

<https://www.buyfaster.ca/>



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