



## Edmonton Alberta

\$390,000

Exceptional corner redevelopment opportunity in Killarney, offering in-place rental revenue alongside significant multi-unit infill upside. Currently tenanted, it allows you to continue collecting rent with no rush to redevelop immediately. This uniquely shaped parcel—featuring 55.69 ft of frontage, a depth of 110.28 ft tapering to 90.20 ft on the east side, and a 35.00 ft north boundary with a 28.23 ft corner cut (approx. 5,885 sq ft total) perfectly positioned for multi-unit development in a high-demand, transit-supported neighborhood. Located directly across from a school, playground, & church, the site offers built-in appeal for families, while nearby transit and amenities ensure a robust tenant base. The prominent corner configuration is ideal for maximizing rental income, allowing for creative multi-unit designs, separate entrances, and enhanced street appeal. (id:6769)

Bedroom 5 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Bedroom 4 Measurements not available

Breakfast Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Professional Realty Group



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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