



## Edmonton Alberta

\$237,500

INVESTOR ALERT! This is your chance to secure a prime redevelopment opportunity in a growing area with RA8 zoning (Apartment Zoning) - ideal for future multi-family development. Situated on a 33 ft x 132 ft lot, this property is being sold at land value, making it a perfect buy-and-hold opportunity. Currently occupied by long-term tenants, you can earn income while planning your next build. An oversized single garage adds additional value and utility. Located steps from public transportation, close to schools, and minutes from Londonderry Mall, Clareview, and the Commonwealth Rec Centre. This property offers convenience, strong future potential, and a strategic location for your next investment. Don't miss out! (id:6769)

Living room 6.11 m X 3.57 m

Dining room 2.04 m X 2.55 m

Kitchen 2.49 m X 3.65 m

Primary Bedroom 4.19 m X 2.72 m

Bedroom 2 2.92 m X 2.76 m

Bedroom 3 3.69 m X 2.8 m

Listing Presented By:



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<http://www.michaelsells.ca/>



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