



Edmonton Alberta

\$379,000

Prime Redevelopment Opportunity Near the U of A! Explore the potential of this 42 x 130 ft lot, offering flexibility with Small Scale Residential (RS) zoning. This property allows for various uses, from multi-unit residential to some commercial options. Key features of this property: Strategic Location: Located in a sought-after area with easy access to amenities, Whyte Avenue, and the University of Alberta, which is a factor in rental demand. Rental Income: The property currently earns \$2,300/month in rental income on a flexible, month-to-month arrangement. This is a plus, especially while you await your permits.. This is a plus, especially while you waiting for your permits. Development Potential: The lot size and zoning are suitable for various development ideas, such as a multi-suite project or a custom residence with additional income potential. This property is a good option for those looking to build a multi-unit rental or a primary home with a secondary suite. The seller has a drawing for 6-plex. (id:6769)

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Listing Presented By:



Originally Listed by:
Alta-Pro Realty

<http://www.edmontonhomesforsale.co/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.