



Edmonton Alberta

\$2,595,000

CURRENTLY IN THE PROCESS OF REZONING TO 23 METER HEIGHT GOOD FOR 6 STORIES OF DEVELOPMENT & F.A.R of 4.5 !!! PRIME MULTI-FAMILY DEVELOPMENT OPPORTUNITY ON 0.40 ACRE SITE. EXCELLENT WHYTE AVENUE AND UNIVERSITY AREA! GREAT LOCATION FOR SIX STORIES OF RESIDENTIAL OR MIXED USE DEVELOPMENT. Fantastic Redevelopment Opportunity in the Whye Avenue and University Area. This site is 4 lots measuring 33' x 132' totaling 132' wide x 132' deep, for a TOTAL OF 17,424 sq.ft. Directly south of South Park's approved development including four Towers up to 16 stories. Excellent church tenant in place with triple-net lease on building providing holding income until February 2027 (May be able to relocate tenant sooner if needed). Garage has rental income as well. Site currently has Residential mixed use zoning (MU h16 f3.5 cf). with existing very high density of FAR 3.5. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.michaelpavone.com/>



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