

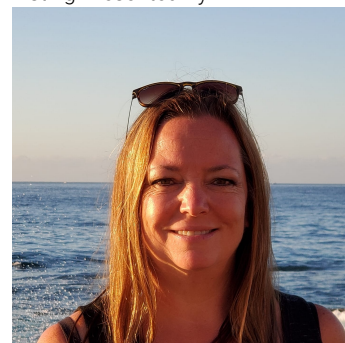


Edmonton Alberta

\$465,000

High-exposure corner lot—three adjacent parcels being sold together. Zoned "FD" (Future Urban Development), offering flexibility for a range of industrial, commercial, or mixed-use development, subject to City of Edmonton approval. Suitable for several options. Located with quick access to key routes including Fort Road, Yellowhead Trail, 50 Street, Manning Drive, Highway 15, and 137 Avenue. Easy access to LRT and major traffic corridors supports long-term investment potential. The Phase 1 & 2 environmental are complete, clean & recent. Report is available with an offer. There is water, sewer, gas & power on this property. Seller is open to a partial Vendor Takeback OAC. Other Property Types: Commercial Land Ownership Interest: Private Site Services: No Services Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Devin Gray Appointment Phone: 780-951-9279 Paragon Listing ID: E4442506 (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

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



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