



## Edmonton Alberta

\$2,999,990

**PRIME DEVELOPMENT OPPORTUNITY** - The site also offers redevelopment potential; a 34-unit (17-townhouse) concept plan available --- **ACQUIRE THIS EXPANSIVE 198 wide x 132 deep LAND PARCEL** in the heart of the highly desirable Ritchie neighbourhood--celebrated for its vibrant community, walkability to Whyte Avenue, Mill Creek & Downtown. The property spans 2 parcels; One includes a former church (~2,500 sq. ft. per floor over 2 floors, complete with elevator & full commercial-style kitchen); The other a livable home onsite ideal for staff accommodations, rental income, or future redevelopment. The site also offers redevelopment potential; a 34-unit (17-townhouse) concept plan. Multiple exit strategies exist--activate immediately as a turnkey facility, lease for stable holding income, or land bank for long-term appreciation. Strong area demographics, high demand & rare assembly width, make this a once-in-a-decade chance to secure a premier site in one of the most sought-after communities

Other Property Types: Commercial

Land, Institutional Ownership Interest: Private Reports Available: Floor Plans, Site Plans, Environ. Site Profile Site

Services: Fully Serviced Site Influences: Flat Site, Playground Nearby, Back Lane, Schools, Subdividable Lot Title to

Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Adam Benke / Mark

Swaenepoel Appointment Phone: 780-221-6106 (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

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