



2506 195 Avenue Edmonton AB

\$7,130,000

Exciting opportunity for investment! The location seems incredibly strategic, especially with the city's expansion plans and its proximity to various amenities. The presence of an area structure plan indicates a clear path for potential development, making it even more appealing. Given the diverse range of potential developments mentioned, from executive residential lots to multifamily housing, there's flexibility for investors to tailor their approach based on market demand and zoning regulations. The property's proximity to key landmarks such as the Nanaksar Gurudwara, major shopping centers, and recreational facilities like Ravenscrest golf club adds significant value and convenience for potential residents. It's worth noting that the negotiation around the greenhouses and business adds another layer of potential value, depending on the buyer's interests and plans for the property. Short walk to Saskatchewan River valley, Greenhouses, Green Cedar Bungalow, 1982 Atco Mobile Home NOT included in the sale.

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