

Edmonton Alberta

$980,000

CN-Zone/Mixed-Use Property - 11,606 Sq Ft / 0.26 Acre- Vacant Corner Lot. This high-yield mixed-use lot offers diversified revenue streams, and a location like this is hard to find. The current zoning allows for a variety of uses, including commercial (offices, retail, health services), residential (multi-unit housing), and community services (childcare services, library). The property is conveniently located in the heart of the Glenwood community, surrounded by commercial establishments and multi-family residences, which attracts substantial exposure and foot traffic. Clear, Vacant Corner Lot providing dual-street exposure, optimal architectural design flexibility, and maximum curb appeal. It is in close proximity to the west LRT expansion, West Edmonton Mall, downtown, daily transit options, and various amenities. This site offers easy access to all major highways from every direction. The community is undergoing significant and planned development to support high-density population growth and accommodate future transit-oriented growth. This is an excellent opportunity for developers, investors, and owner-users to secure a well-positioned development site. Don't miss your chance to acquire a rare piece of corner real estate in an area experiencing a major revitalization. (id:6769)

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