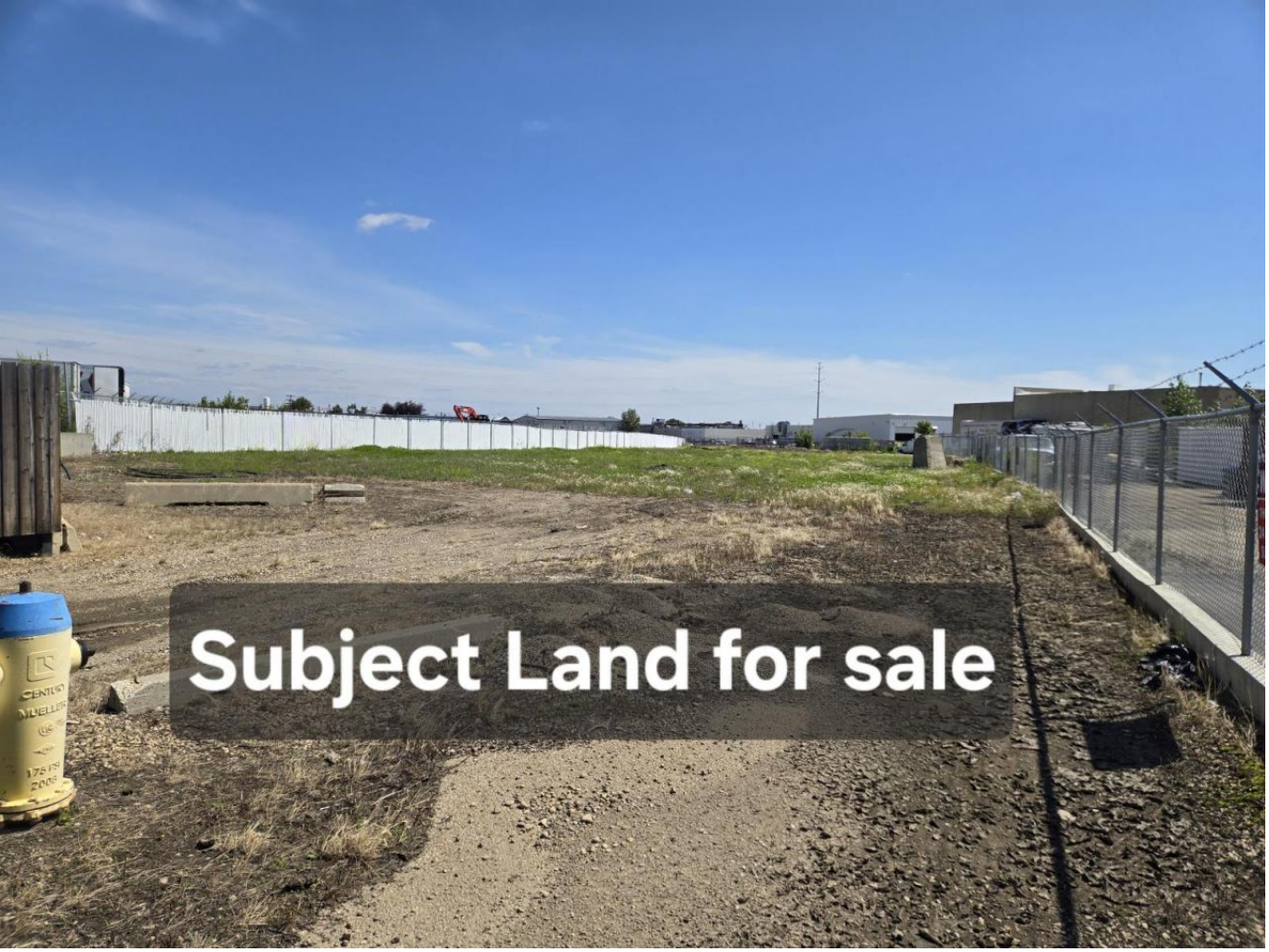


Edmonton Alberta

$1,300,000

Exceptional Investment Opportunity - Unique 0.9 Acres? BE-zone designed for light industrial and small commercial businesses. Phase 1 next door is fully sold & owner-occupied.Ready-to-Build: Seller has prepared a site plan for a ~21,900 sq. ft. building, making it ideal for a smallscale commercial development. Clean site with appraisal & info sheet available.Flexible Zoning: The land is zoned for a variety of uses, including retail, office, or single-user occupancy.Prime Location: Positioned near major arteries such as Whitemud Drive, Anthony Henday Drive, and 99 Street (exposure with 23,000+ vehicles/day) , this site offers excellent connectivity and visibility.Not to be missed this rare opportunity to capitalize on a high-potential development site in one of Edmontons fastest-growing corridors. (id:6769)

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