



## Edmonton Alberta

\$680,000

DEVELOPERS/INVESTORS ALERT! A rare & fantastic commercial/multi family redevelopment opportunity in PRIME and MUCH DESIRABLE UNIVERSITY GARNEAU NEIGHBORHOOD. Subject property is part of a PARCEL OF LAND consisting of 4 adjacent lots for a total size of 16,990 SQ.FT. and to be sold together. Currently there are 3 existing homes providing holding income and a corner lot fronting 109 street for maximum exposure to capitalize City of Edmonton's 109 Street Corridor Area Redevelopment Plan. Quiet and convenient location with easy access to U of A campus, city centre, Whyte Ave/Old Scona shopping and entertainment districts, River valley recreational amenities and more. Explore the high value potential of this exceptional commercial and Residential mixed development site. A PERFECT INVESTMENT OPPRTUNITY IN ONE OF EDMONTON MOST SOUGHT AFTER LOCATION. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca