



Edmonton Alberta

\$999,000

This combined infill parcel offers an excellent opportunity for midrise residential or mixed-use development in Edmonton's revitalizing Inglewood neighbourhood. Zoned MU h16 f3.5 cf, the zoning for the site permits up to 3.5 times Floor Area Ratio (FAR) and a maximum building height of 16 metres, supporting a 4-storey wood-frame construction with ground-floor commercial space and multiple levels of residential above. Located on a prominent corner lot fronting 118 Avenue and 122 Street, and backing onto the Inglewood Dog Park Greenway and near the Inglewood Rocket-ship park, this site offers strong urban exposure and aligns with the City's corridor redevelopment goals, with future potential for increased density through rezoning. (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc

RE/MAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.