



## 12239 101 Street Edmonton AB

\$189,900

ATTENTION INVESTORS - RARE redevelopment opportunity in desirable WESTWOOD ON A BEAUTIFUL TREED LOT. 33X140 BIG ENOUGH FOR FRONT & BACK DUPLEX with legal basement suites PLUS DD GARAGE. This gives the opportunity to create 4 separate legal suites with the potential to generate cash flow of \$8,800 per month & \$105,600 per yr. With multiple other infills already complete along the beautiful tree lined streets of Westwood, and very low availability in this community, don't miss this opportunity. Located with easy access to Yellowhead, Nait, Kingsway, Royal Alex & public transportation.

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

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