



Edmonton Alberta

\$465,000

High-exposure corner lot--three adjacent parcels being sold together. Zoned "FD" (Future Urban Development), offering flexibility for a range of industrial, commercial, or mixed-use development, subject to City of Edmonton approval. Suitable for several options. Located with quick access to key routes including Fort Road, Yellowhead Trail, 50 Street, Manning Drive, Highway 15, and 137 Avenue. Easy access to LRT and major traffic corridors supports long-term investment potential. The Phase 1 & 2 environmental are complete, clean & recent. Report is available with an offer. There is water, sewer, gas & power on this property. Seller is open to a partial Vendor Takeback OAC. Other Property Types: Commercial Land Ownership Interest: Private Site Services: No Services Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Devin Gray Appointment Phone: 780-951-9279 (id:6769)

Listing Presented By:



Originally Listed by:
Exp Realty

<http://www.mogulrg.com/>



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.