



# 7003 199 Street Edmonton Alberta

\$2,475,000

HUGE OPPORTUNITY to build and own an ideally-sized commercial building on a high-visibility location supported by an upscale local draw area. PLUS REALIZE HUGE SAVINGS in construction and long-term operational costs! ONLY THREE PARCELS in this rare 2-acre bare land commercial condominium project, featuring a huge 1.1 acre common area with enough parking, green space and waste locations to fulfill any DP requirements. The small self-governed condo structure makes for huge savings in land acquisition, construction, and maintenance costs PLUS saves on management expenses while ensuring hands-on control. YOUR PURCHASE IS NOT JUST THE TITLED LAND - you also become 1/3 owner of the entire condo corp including the common property AND all related assets! Perfect for small / mid- scale developers & built-to-suit owners. BUILD OUT POTENTIAL - This parcel fits an 11,000+ sq.ft floor plate, and height allowance of 16m making the build-out potential huge! Build-out of 42,500 to 55,000 sq.ft over 4-5 floors. Buildable footprint is perfect for professional / medical firms, service centres, childcare, pharmacy, health centre & more. Potential for at-grade local retail due to build area size & shape (with zoning). The lot has another 4,200 sq.ft of outdoor space for amenities. THE VALUE IS HUGE - An equivalent standalone infill site would need an acre and a quarter of land plus the cost of demolition, parking, access, and waste mgmt. NOT REQUIRED HERE! With 70 existing stalls plus area area for 30 more, AND major property setbacks largely in the huge common area, this is a turn-key build-out site with huge capital investment savings. THE LOCATION IS VERY RARE - located between Anthony Henday and 199th ST in west Edmonton's fully developed & semi-affluent Glastonbury area, there are 40,000 high-income people within 2km - and limited commercial to support them. This makes STRONG LOCA...

Listing Presented By:



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