



Edmonton Alberta

\$1,150,000

STRATEGIC FUTURE INDUSTRIAL REDEVELOPMENT OPPORTUNITY LIVE. WORK. HOLD. REDEVELOP. Rare approx. 1-acre opportunity inside Edmonton in the Hurstwood/Maple Ridge Industrial area. Located within the Maple Ridge Industrial ASP and DC1 15767, offering residential use today with future compatible industrial/business potential, subject to City approvals and servicing . City services are expected between 2026-2028 Approx. 4,500 sf living space, currently rented at \$3,500/month. Features 5 beds, 5 baths, 2 primary suites with walk-in closets/ensuites, finished basement with separate entrance & 2nd kitchen, plus a triple attached heated garage/shop with separate furnace and outdoor shed. Ideal for an investor, contractor, trades or business owner wanting a strategic southeast Edmonton location. Future compatible uses may include General Industrial, Limited Contractor, Business Support, & Temporary Storage. Approx. \$9.58M is identified in area infrastructure improvements, with future 17 St/Roper Rd connectivity. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

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the place to be

REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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