



9547 103A Avenue Edmonton AB

\$350,000

INVESTMENT OPPORTUNITY nestled in the heart of downtown, steps away from the bustling Ice District! Great opportunity. Turn this place into a fantastic Airbnb hotspot! PRIME location just a short walk to popular attractions like Roger's Place, City Hall, Canada Place, the New Royal Alberta Museum, Winspear Centre, Art Gallery, downtown Farmers Market and MORE! This raised bungalow is located in "The Quarters" has 7 bedrooms, 2 kitchens, and 3 entrances, covering 1445 sq ft on each level. All the proper fire code requirements are in place for a 7-unit room rental. It sits on a 33 ft x 122 ft lot. NOTE! NEIGHBORING LOT ALSO FOR SALE! Which is a double lot spanning 66 ft x 122 ft (9551-103a Ave) making three lots a Total Land Size of 12,103 sq ft. Excellent zoning. Exciting new development opportunities in the area including enhanced zoning, LRT expansion, new residential tower, DoubleTree Hilton Hotel, and a cool new city park. Act now and make your mark on Edmonton's future downtown expansion.

Listing Presented By:



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