



Edmonton Alberta

\$3,100,000

RARE OPPORTUNITY to acquire an expansive 198' wide x 132' deep LAND PARCEL in the heart of the highly desirable Ritchie neighbourhood—celebrated for its vibrant community, walkability to Whyte Avenue, Mill Creek & Downtown. The property spans 2 parcels; One includes a former church (~2,500 sq. ft. per floor over 2 floors, complete with elevator & full commercial-style kitchen); The other a livable home onsite ideal for staff accommodations, rental income, or future redevelopment. Zoned to permit childcare use & suited for religious assembly, community services, or other institutional uses. The site also offers redevelopment potential; a 34-unit (17-townhouse) concept plan by Gardner Architecture. Multiple exit strategies exist—activate immediately as a turnkey facility, lease for stable holding income, or land bank for long-term appreciation. Strong area demographics, high demand & rare assembly width, make this a once-in-a-decade chance to secure a premier site in one of the most sought-after communities (id:6769)

Listing Presented By:



Originally Listed by:
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