



**ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT**

# Edmonton Alberta

\$2,450,000

ATTENTION INVESTORS and DEVELOPERS! HIGH EXPOSURE MIXED-USE COMMERCIAL DEVELOPMENT LAND TOTALLING 5 LOTS (Lots 35-39) in a rapidly expanding North Central Edmonton corner strategically located steps from the Yellowhead Highway with direct access to Fort Road. This high-profile corner land offers seamless connectivity to all amenities with a quick and easy commute to all main highways. Tremendous opportunity for mixed-use commercial developments and Multi-family projects with high visibility, strong traffic exposure, and excellent accessibility, this site is ideal for investors and developers looking to capitalize on a rapidly growing Community of Belvedere. Other Property Types: Commercial Land Subject Space Width: 0 Ownership Interest: Private Site Services: See Remarks Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Paragon Listing ID: E4442864 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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