# \$700,000 - 11446 94 St Nw, Edmonton

MLS® #E4454276

#### \$700,000

0 Bedroom, 0.00 Bathroom, Vacant Land on 0.27 Acres

Alberta Avenue, Edmonton, Alberta

INVESTORS ALERT! Your opportunity to own 2 consecutive lots ON A CORNER in the redeveloping area of Alberta Avenue! This 2-lot parcel consists of approximately 7920 SqFT. Recently rezoned to RMh23, the seller already has approved development permits from the city of Edmonton. Plans are complete - Once building permit is obtained, this project is ready for shovels in the ground. The proposed development includes a 5-storey mixed-use building with a medical clinic and pharmacy on the main floor, plus 36 residential units designed for senior housing. Plans also feature a beautiful roof top patio for residents to enjoy. This is a great central location close to public transit, shopping, restaurants, schools and more. Perfect opportunity for investors looking for a ready-to-go project with major potential! Building plans would be Eligible for the CMHC MLI Select Program (id:6289)





#### **Essential Information**

Listing # E4454276
Price \$700,000

Bathrooms 0.00 Acres 0.27

Type Vacant Land

## **Community Information**

Address 11446 94 St Nw

Subdivision Alberta Avenue

City Edmonton

Province Alberta

Postal Code T5G1H4

## **Listing Details**

Listing Office RE/MAX Professionals





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