

FOR SALE

22,875 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



9809/9807/9803 - 105 street, Edmonton, AB

HIGH DENSITY DEVELOPMENT LAND

Property Highlights

- 22,875 Sq. Ft. of high profile development land in Edmonton's growing downtown core
- Unobstructed River Valley View Potential
- Property is zoned Direct Control allowing for 153 units with 188 underground parking spots
- Perfectly situated on 105 Street allowing for easy access to the Downtown core, River Valley, and Ice District



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Property Information

Municipal Address: 9809/9807/9803 - 105 Street, Edmonton, AB

Legal Address: Lot 31/32/33 & the most southerly two (2) ft. of Lot 34, Block 4, Plan B

Site Size: 22,875 Sq. Ft. (+/-) | 0.53 AC (+/-)

Zoning: DC2 28 (Site Specific Development Control Provision)

Approved: **UNITS** 153 (Potential 219)
PARKING 188 (underground)

Possession: Immediate/Negotiable

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Asking Price: \$3,795,000

Contact

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Demographics within 2KM

