

1 ACRE PRIME REDEVELOPMENT OPPORTUNITY

441 - 111 Street SW, Edmonton, AB

**FOR SALE**

## PROPERTY HIGHLIGHTS

- Rare redevelopment opportunity in mature neighborhood
- High traffic corner
- Access to Anthony Henday Drive and Ellerslie Road
- Close proximity to the proposed South Edmonton Hospital

# 1 ACRE PRIME REDEVELOPMENT OPPORTUNITY FOR SALE

## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	441 - 111 Street SW, Edmonton, AB
<b>LEGAL ADDRESS:</b>	Plan 2146TR, Block 1, Lot 1
<b>SIZE:</b>	1.01 Acres
<b>ZONING:</b>	Rural Residential Zone (RR)
<b>PLAN IN EFFECT:</b>	Heritage Valley SCDB Richford NASP
<b>PURCHASE PRICE:</b>	\$2,000,000

Area has undergone extensive redevelopment in recent years and current expansions to Ellerslie road in this area are underway. The site is situated only a few blocks from the proposed future South Edmonton Hospital due to be complete 2026-2030. Location is prime for a neighborhood commercial site serving the MacEwan and Blackburn neighborhoods and on a main arterial into Heritage Valley. Area is currently expanding and densifying to the south, and the future development of the South Edmonton Hospital will drive additional interest in the area.

## MORE INFORMATION

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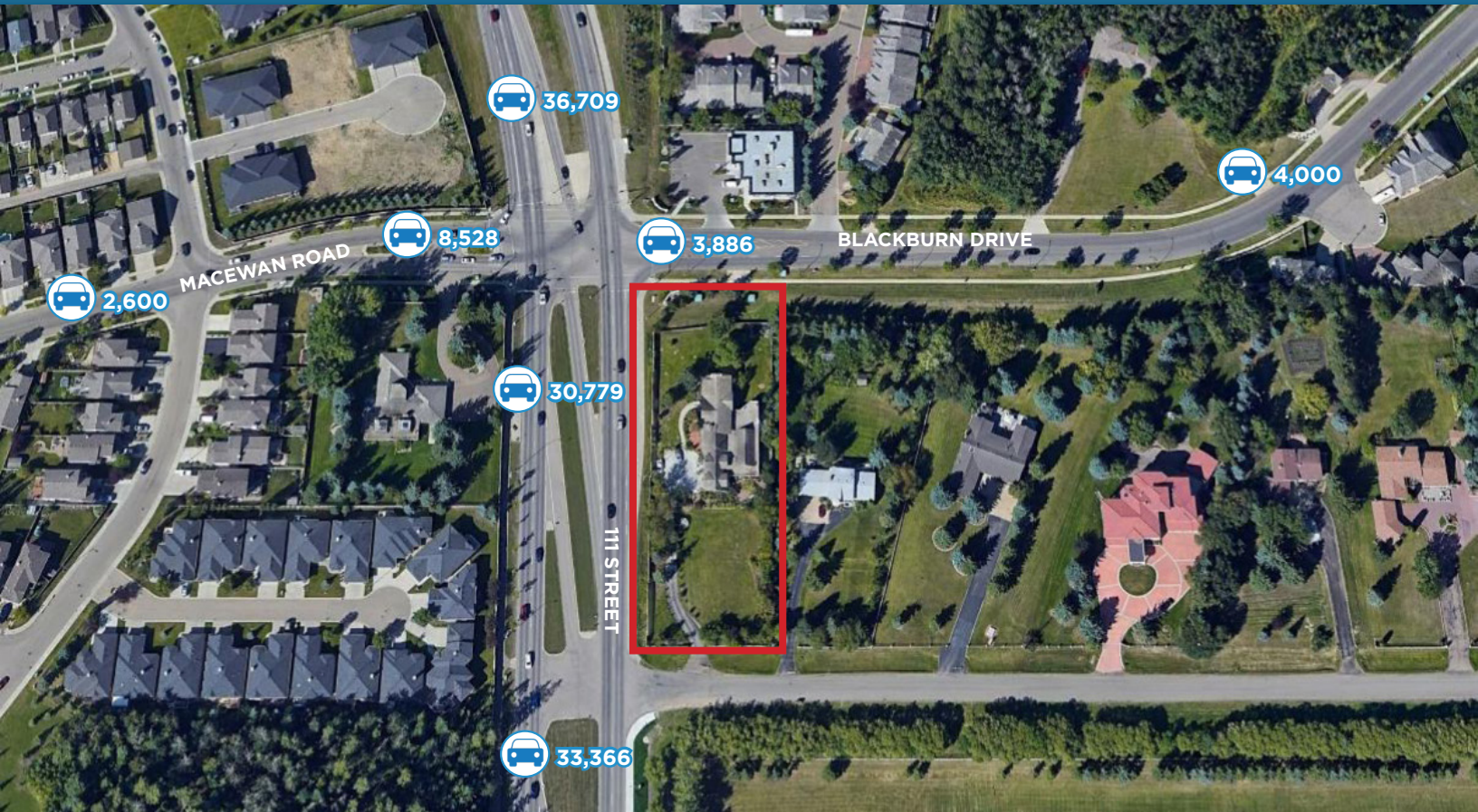
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