

FOR SALE

9804 229 STREET, EDMONTON AB

±3.14 ACRES


JUDICIAL SALE



SECURE COMMERCIAL DEVELOPMENT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

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: 9804 229 Street, Edmonton AB

Legal Address: Plan 1921026 Blk 16 Lot 110

Lot Size: ±3.14 Acres

Zoning: Neighbourhood Commercial (CN)

Neighbourhood: Secord

Possession: Immediately

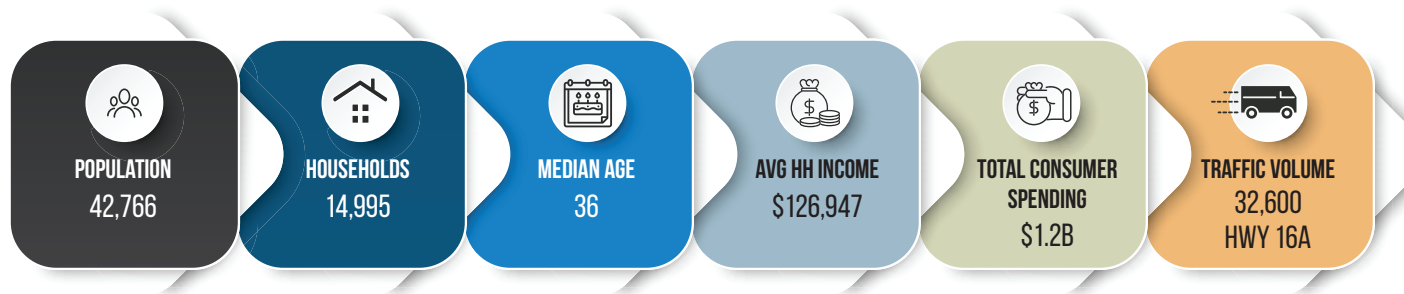
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Property Price: \$4,882,500.00

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a ±3.14-acre commercial development parcel located in Edmonton's west end. Convenient access to Stony Plain Road / Highway 16A.
- Located within a planned residential growth area supported by neighborhood commercial, school, park, and multi-family land-use designation.
- Completed subdivision work, internal roadways and servicing, offering a more advanced path towards future development
- Ideal opportunity for developers, builders, or investors seeking a serviced site located in the West Edmonton growth area.

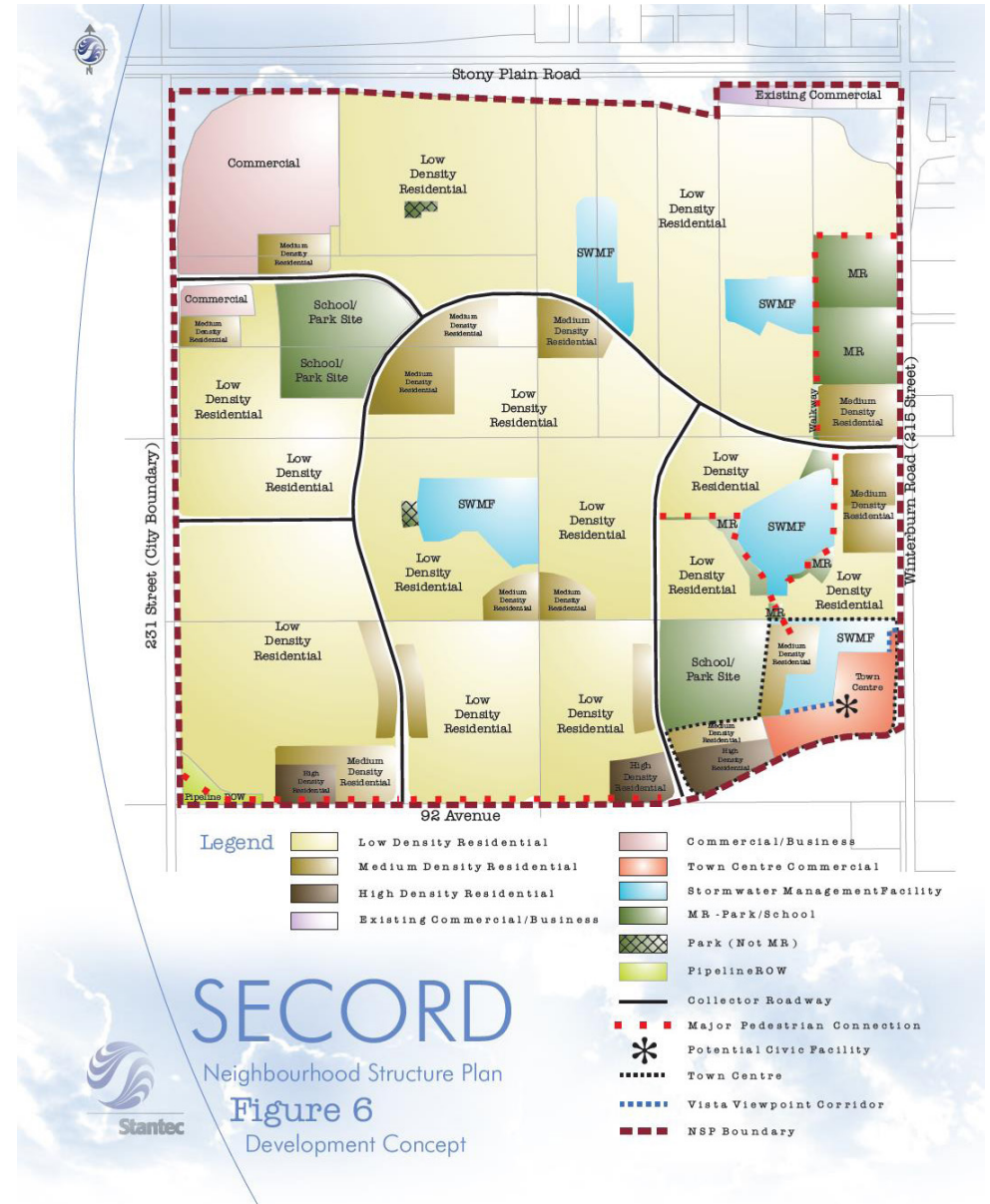
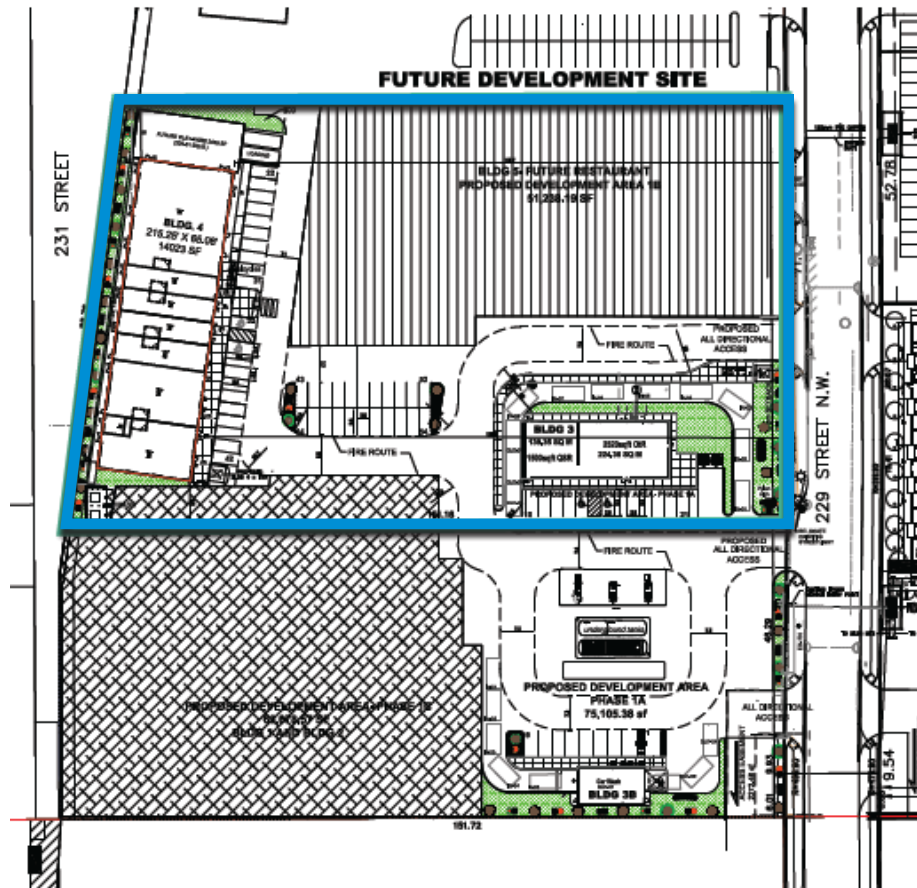
DEMOGRAPHICS WITHIN 5KM



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FUTURE SITE PLAN



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