

FOR SALE

DC2 DEVELOPMENT SITE (1.34 ACRES)

12029 - 12049 66 Street NW,
Edmonton, AB

Mature Neighbourhood
58,340 SF; Up to 88 Units

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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LOCATION

Property is located in Montrose, a mixed density residential neighbourhood in NE Edmonton. It is situated just south of the Yellowhead Freeway, and accessed via 66 Street. A mature area which is established and developed all around.

YELLOWHEAD TRAIL

66 STREET

SITE

POSSIBLE USES

- Apartment Housing
- Extended Medical Treatment Service, only in the form of long term care
- Health Services
- Personal Service Shops
- Residential Sales Centre, for the sale/rental of on-site dwelling units
- The ability to build up to 60 apartment units
- The ability to build up to 88 long term care beds apartment units
- Maximum Floor Area Ratio (FAR) 2.25

PROPERTY DETAILS

LEGAL DESCRIPTION

Lots 16-22, Block 17, Plan 5819AA

SITE

±1.34 Acres (58,340 SF)

ZONING

Zoned DC2 (Site Specific Development Control Provision)
Potential with the DC zoning to build an 88 unit long term care facility with underground parking

CURRENT IMPROVEMENTS

Five rental Homes; fully occupied

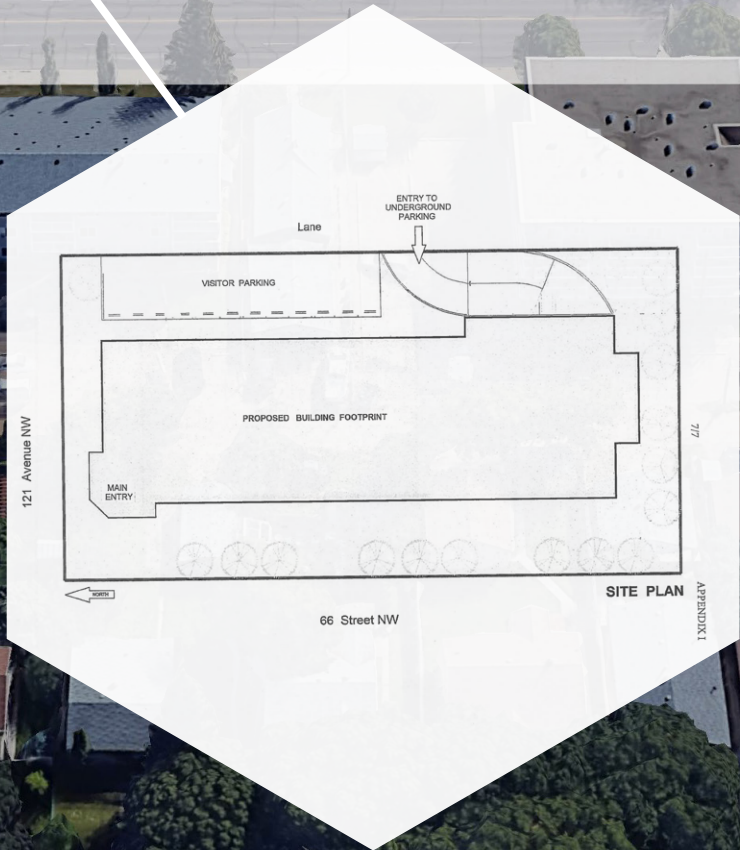
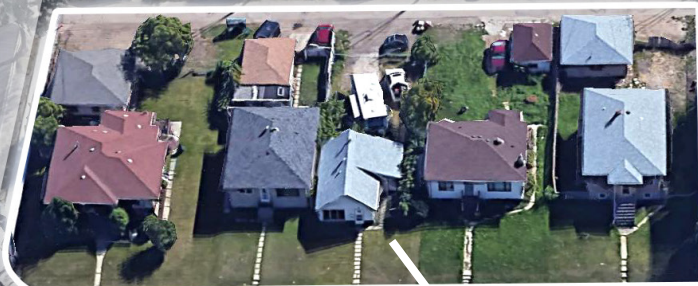
PRICE

\$2,250,000.00

(\$38.57 per SF; 25,568 per buildable unit)

121 AVENUE

66 STREET





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