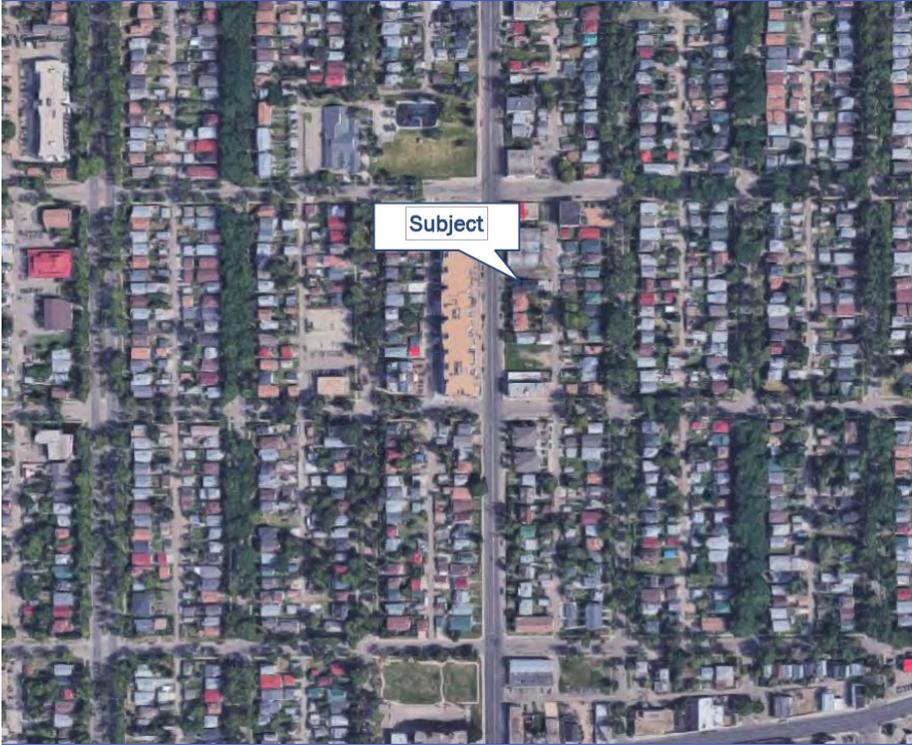


LAND AND BUILDING

11337- 95 STREET | EDMONTON, AB

FOR SALE
\$820,000



PROPERTY HIGHLIGHTS

- Prime Location close to Downtown Edmonton
- In addition, there is a small commercial strip located on the subject property
- Residential and commercial uses surrounding the property

PROPERTY DETAILS

Address:	11337- 95 Street Edmonton, AB
Year Built:	2012
Zoning:	CNC
Condo Fees:	Mixed-use, commercial/residential development.
Property Taxes:	\$13,800
Price:	\$820,000



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Iqbal Syed

Associate

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

O: 780.429.1200

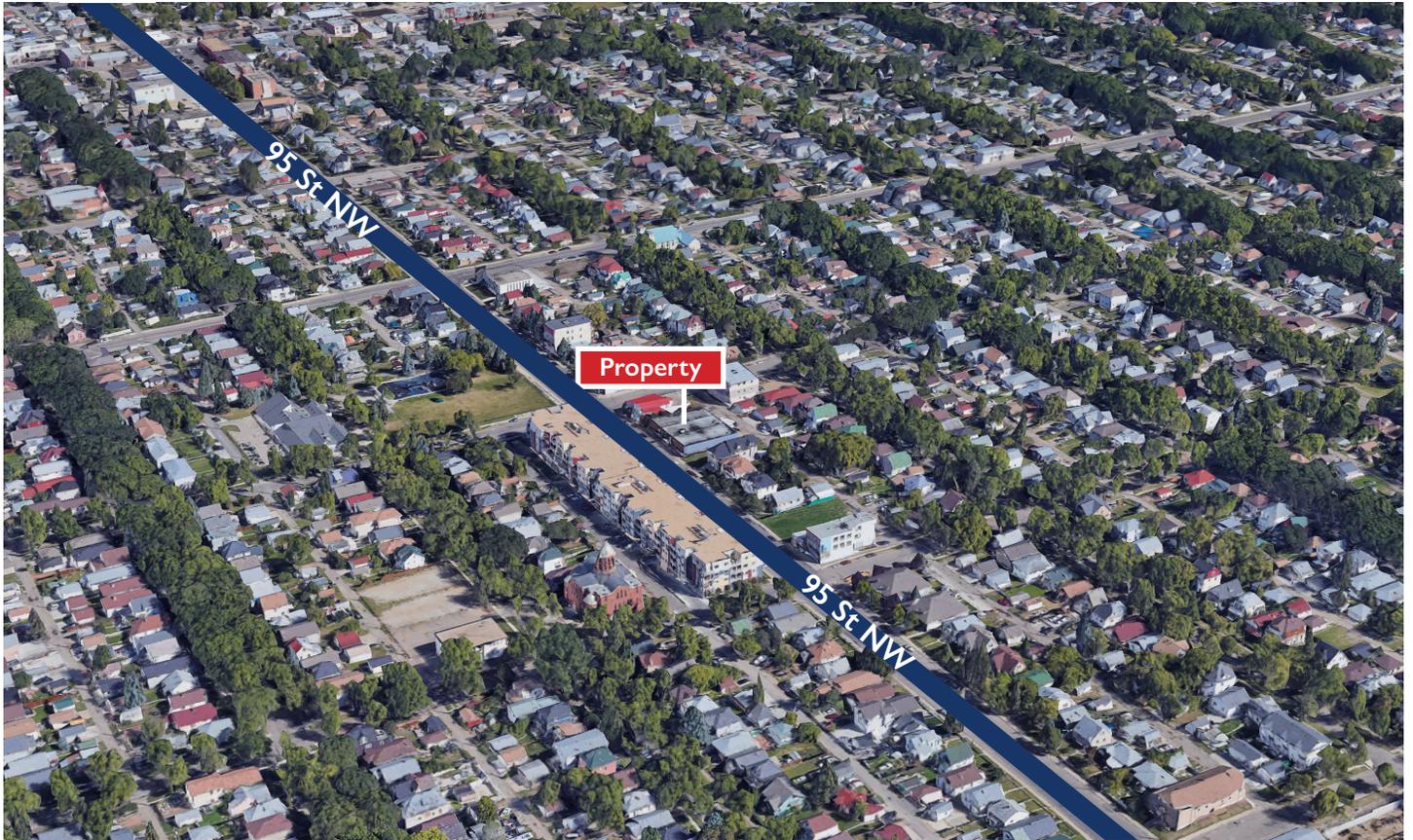
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LAND FOR SALE (0.09 ACRES)

11343 - 95 STREET | EDMONTON, AB

FOR SALE

\$180,000



PROPERTY HIGHLIGHTS

Alberta Avenue is a mature area of the city located immediately NE of the central core characterized primarily by multi-family residential development, with commercial development along major transportation routes. Development in the area commenced in the early 1900's, with many of existing residential properties constructed prior to 1960. The demographics of Alberta Avenue reflect its residential nature and the below-average income of its occupants. These demographics have effectively defined the character of development in the neighborhood for many years; however, massive re-development is occurring in Edmonton's Downtown and peripheral neighborhoods. The Current zoning is CNC (Neighborhood Convenience Commercial Zoning).



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