

# FOR SALE

## LAND DEVELOPMENT OPPORTUNITY

9704 149 Street NW, Edmonton, AB



### HIGHLIGHTS

- Rare, small commercial lot on busy 149th Street main corridor
- Ideal for mixed-use, café, clinic or owner-occupied retail
- Flexible site with simple servicing and high drive-by exposure
- Close proximity to the LRT
- Available immediately

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## Additional Information:

- Allowable development height:
  - » 12 meters (3 storeys)
- Traffic Count:
  - » 26,000 VPD ±
- Potential Uses:
  - » Mixed Use, Retail,  
Multi-Family (up to 20 units)

## Property Details & Financials

MUNICIPAL ADDRESS	9704 149 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 5229AD; Block: 65; Lot: 10
ZONING	CN ( <a href="#">Commercial Neighbourhood</a> )
TYPE OF PROPERTY	Bare Development Land
LOT SIZE	0.172 acres ± (7,492 sq ft ±)
SALE PRICE	<del>\$799,000.00</del> <b>\$679,000.00</b>
PROPERTY TAXES	\$11,846.00/yr (2025)
POSSESSION	Immediate

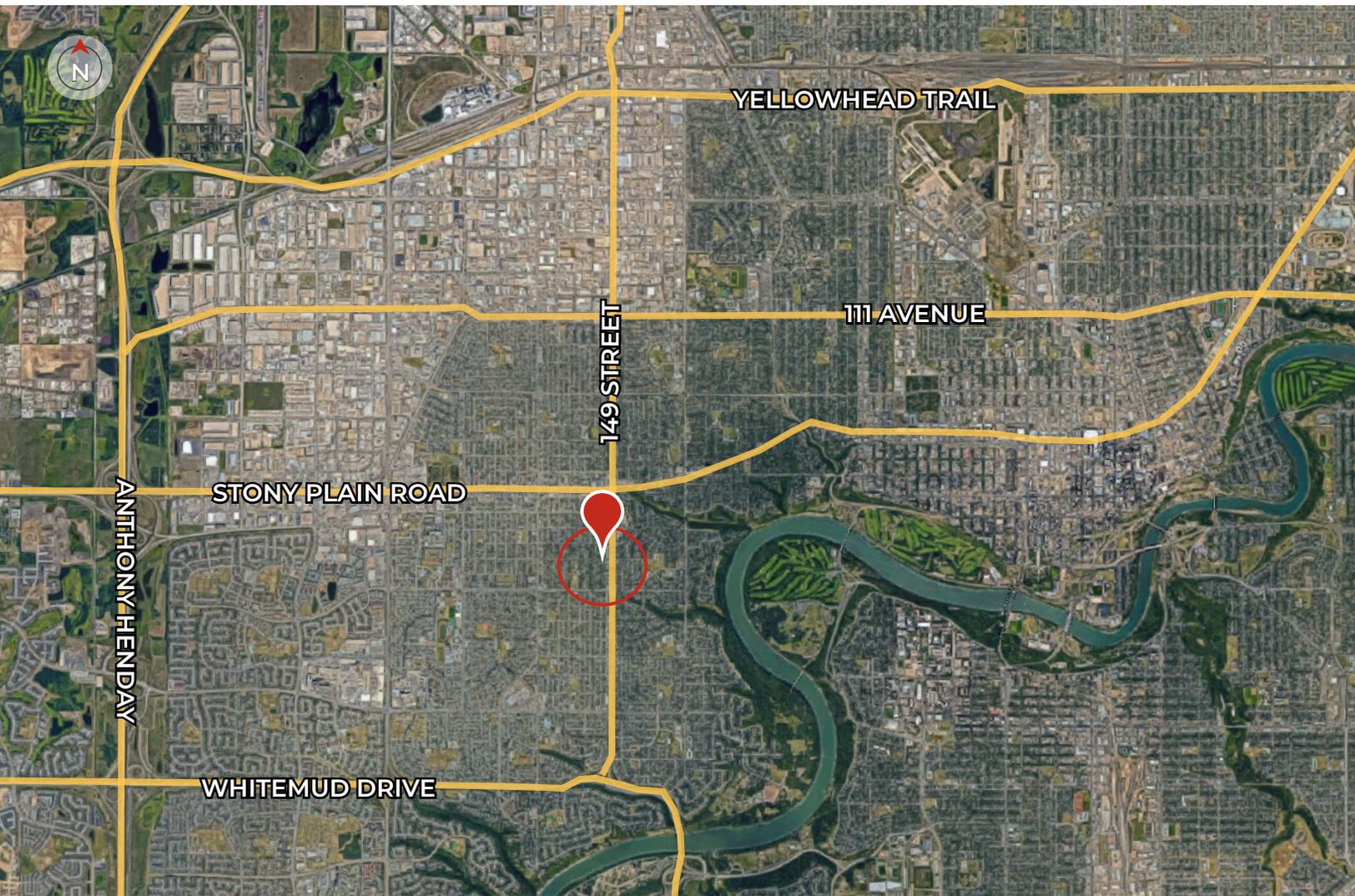


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## Property Location



Quality Based on **Results**, Not **Promises**.



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