

FOR SALE

RM h23 (MEDIUM DENSITY RESIDENTIAL) DEVELOPMENT SITE (1.34 ACRES)

12029 - 12049 66 Street NW,
Edmonton, AB

Mature Neighbourhood

58,340 SF; Up to 135 Units



Cushman & Wakefield Edmonton

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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
- To allow for multi-unit residential development that ranges from approximately 4 to 8 storeys.
- The ability to build up to 135 apartment units
- Maximum Floor Area Ratio (FAR) of 3.0
- Maximum Height 23 metres

PROPERTY DETAILS

LEGAL DESCRIPTION

Lots 16-22, Block 17, Plan 5819AA

SITE

±1.34 Acres (58,340 SF)

ZONING

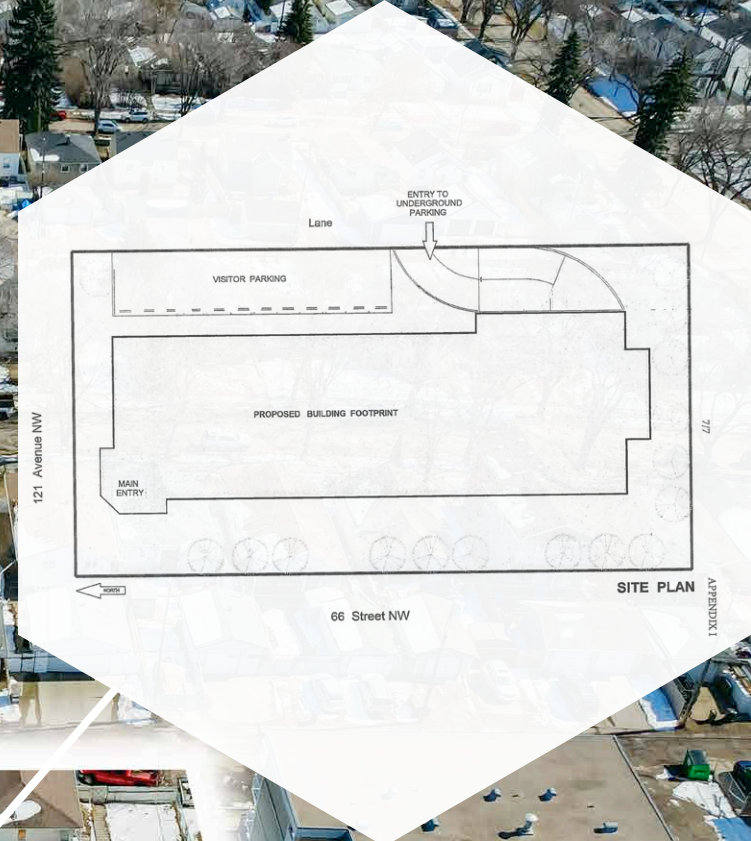
RM h23 (Medium Scale Residential)

CURRENT IMPROVEMENTS

Five rental Homes; fully occupied

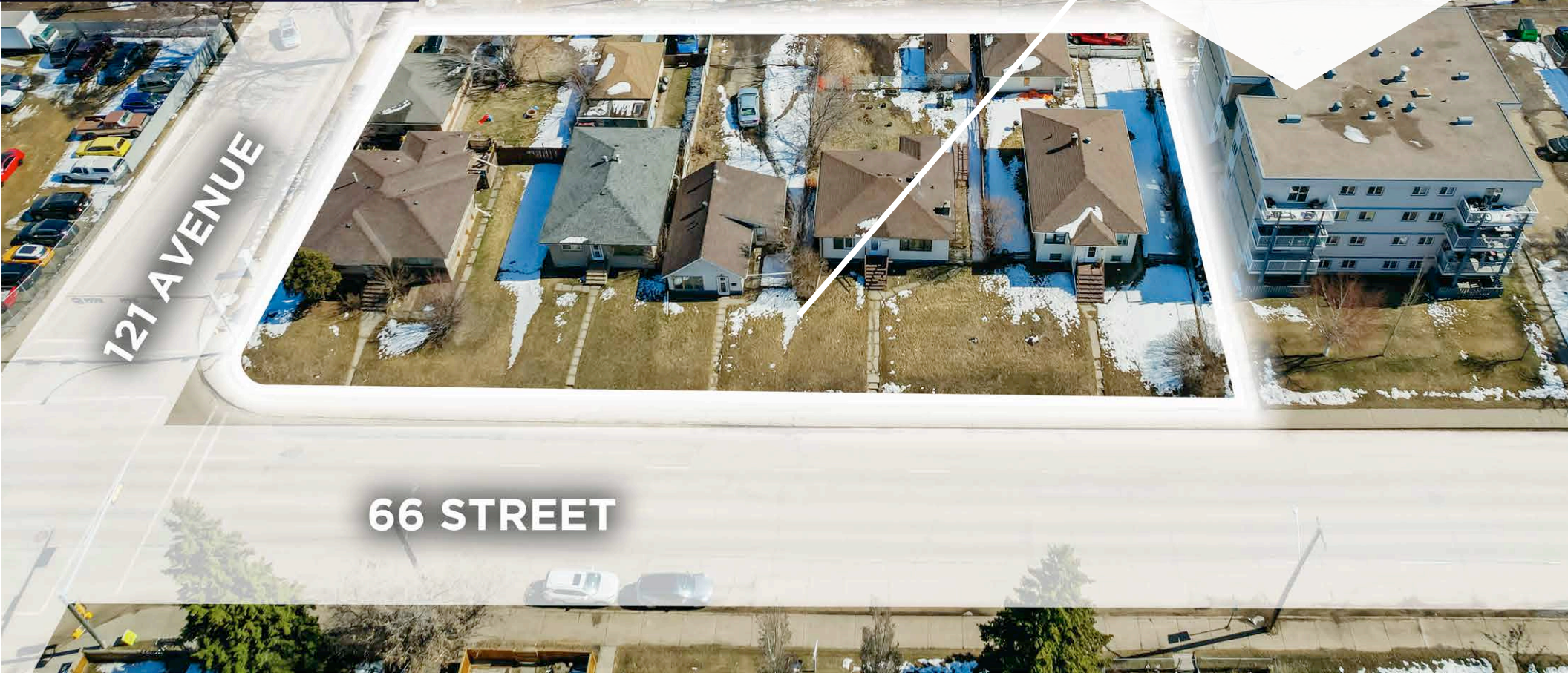
PRICE

\$3,375,000



121 AVENUE

66 STREET





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