

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

**Raphael Yau**  
Senior Associate  
780 917 8326  
raphael.yau@cwedm.com

# 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

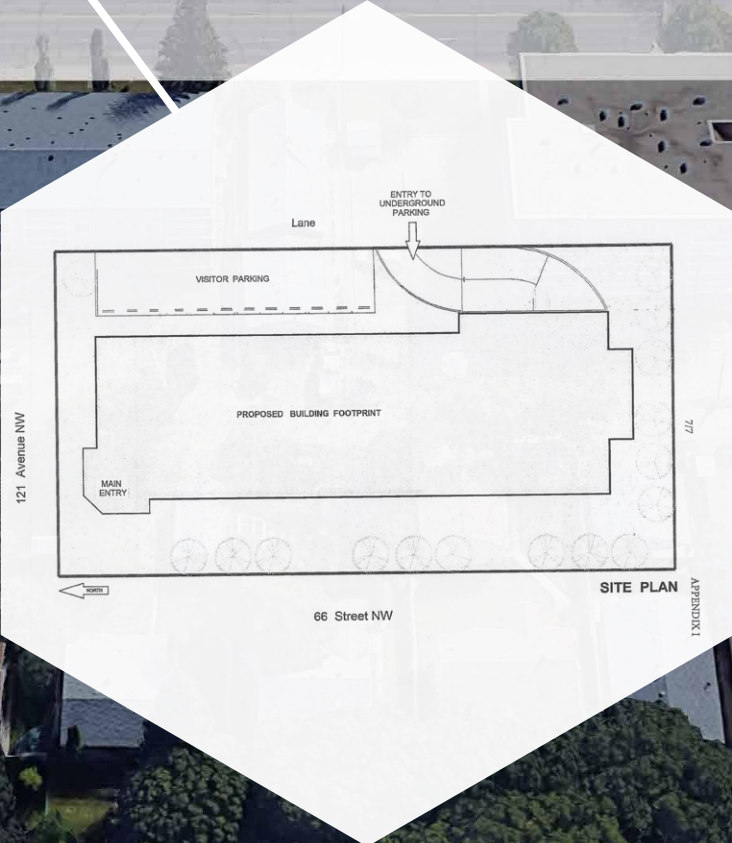
### PRICE

\$3,375,000



121 AVENUE

66 STREET





**Raphael Yau**  
Senior Associate  
780 917 8326  
[raphael.yau@cwedm.com](mailto:raphael.yau@cwedm.com)