SALE

CUSHMAN & WAKEFIELD

Edmonton

VOS.CA

INGLEWOOD REDEVELOPMENT PROPERTIES

12418/20/24/28 - 118 AVENUE; 11803/17 - 125 STREET едмонтон, ав

INVESTMENT LANDS WITH REDEVELOPMENT OPPORTUNITY

CLINIC

INGLEWOOD

CARE

COMPLET

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PROPERTY HIGHLIGHTS

-Investment properties with holding incomes

- A ready for redevelopment opportunity

- Total land size of 27,754 SF

- Most of the properties fronting along 118 avenue just west of 124 street

- All lots currently zoned CB1

- Except (11817 125 street) currently zoned RF3

- List price \$6,335,000



11817 125 Street



PROPERTY DETAILS

MUNICIPAL ADDRESS 12418;12420;12424;12428

LEGAL DESCRIPTION PL4865 CL;BLK4;LOTS ABCDE

> ZONING CB1

NEIGHBORHOOD **INGLEWOOD**

PROPERTY TAX 2021

TBC

LOT AREA 27,758 SF

11817 125 STREET PLAN RN64 ; 4; 17

(ZONED RF3)

12418 118 STREET

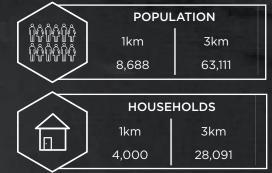
4,700 SF BUILDING

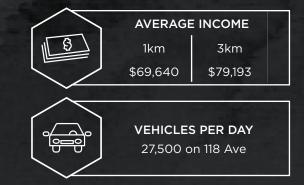
12420 118 STREET 5,200 SF BUILDING

12424 118 STREET 3,900 SF BUILDING

12428 118 STREET

DEMOGRAPHICS





11817 125 STREET **CUSTOMER PARKING** (7,500 SF)

11,000 SF BUILDING



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