



**FOR SALE**  
**9652 108A**  
**AVENUE**

**±7,334 SF**

**PRICE REDUCTION: \$475,000**

**9952 108A Avenue  
Edmonton, AB**



**DRONE VIDEO**

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# PROPERTY HIGHLIGHTS

- Centrally located
- Close to downtown, Royal Alexandra Hospital, Shopping
- 20,000 Vehicles per day (2025) pass the site

CONFIDENTIALITY AGREEMENT

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## PROPERTY DETAILS

## SITE PLAN

Municipal Address:	9652 108A Avenue
Legal Description:	Plan D, Block 30, Lot 25 and most southerly Three (3) feet of Lot 24, and lots 26 and 27
Land Use/Zoning:	Direct Development Control Provision (DC (10705))
Site Area:	±7,334 SF
Price:	\$475,000
Property Tax:	\$580.00

