



## 0.20 ACRES DEVELOPMENT PARCEL IN GARNEAU

10836 – 85 Avenue NW Edmonton, Alberta

### Property Features:

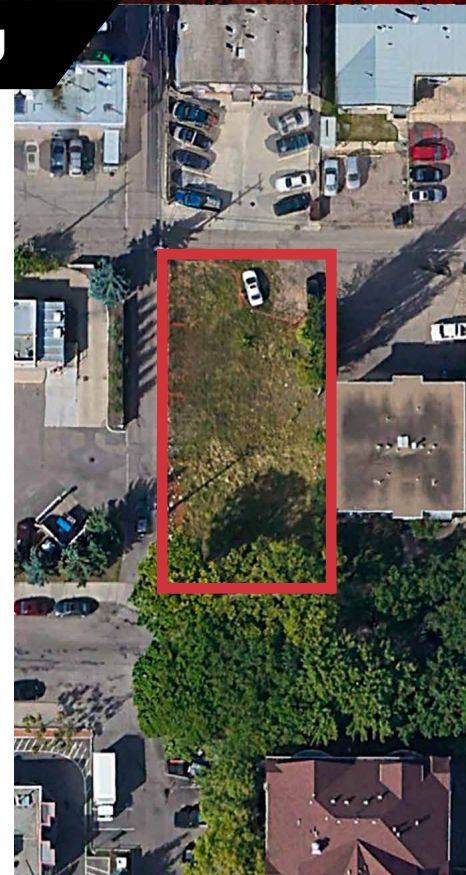
- Developers dream - RA7 zoned vacant lot
- Visibility and views to 109 Street, the University area, the River Valley and Whyte Avenue
- Previously two lots, now a single lot of approximately 132' x 66' wide ready for development in the Garneau neighbourhood
- Seller has plans for a four storey, 10 two-bedroom multi family plus main floor commercial (plans would need to be resubmitted with the City)

**Kari Martin**

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**Chad Snow**

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**For Sale**  
Lumiere Land



*\*Potential rendering- see agents for details*

## 10836 - 85 Avenue NW

Edmonton, Alberta

### Additional Information:

AREA AVAILABLE	0.20 acres
LEGAL DESCRIPTION	Plan 1620358, Block 180, Lot 31
PROPERTY TAXES	\$7,450.69 (City of Edmonton, 2020)
ZONING	RA7
SALE PRICE	\$1,120,000

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**NAI**Commercial

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