

**FOR SALE**

# RA7 DEVELOPMENT SITE

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**INGLEWOOD NEIGHBORHOOD  
11102 - 125 STREET**

Edmonton, AB T5M 0M3

**PRESENTED BY:**

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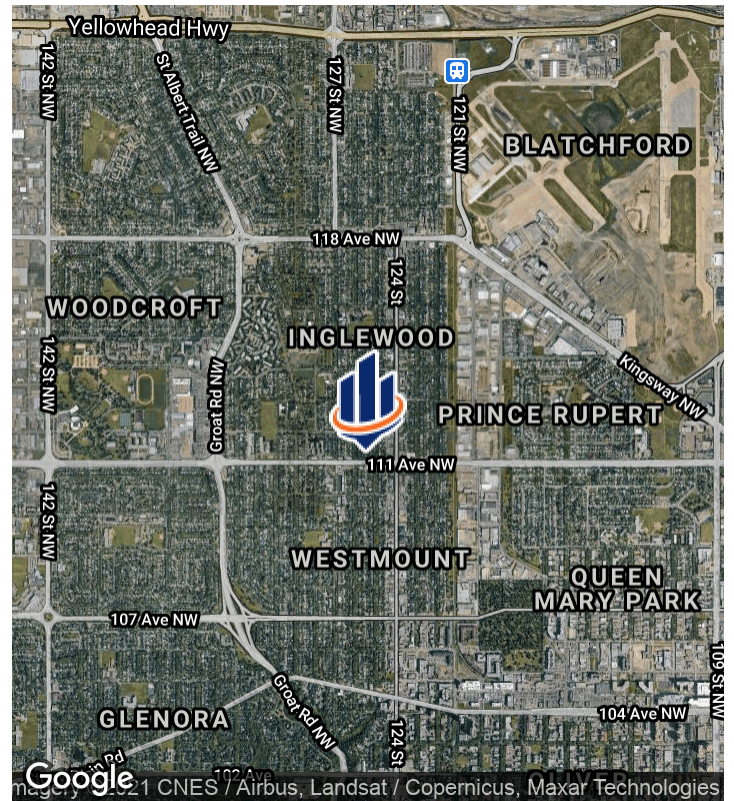
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## OFFERING SUMMARY

SALE PRICE:	\$512,000
LOT SIZE:	7,497.5 SF
FAR:	2.3
BUILDABLE SF:	17,243
ZONING:	RA7
OVERLAYS:	Mature Neighborhood

## PROPERTY OVERVIEW

Rare Central RA7 Lot directly fronting 111 Avenue.

## PROPERTY HIGHLIGHTS

- Main street location giving excellent accessibility and development potential
- Mature central neighborhood
- Directly on major daytime and late night transit routes with 2 stops within 100 meters
- Close proximity to 124 Street Commercial District, Westmount Shopping Centre and Kingsway Garden Mall
- Existing single family rental on site for holding income

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