

\$10,500,000 - 2506 195 Av Ne, Edmonton

MLS® #E4312407

\$10,500,000

Bedroom, Bathroom, 33,360 sqft
Business with Property on 58 Acres

Rural North East South Sturgeon, Edmonton, AB

Get into this Investment Property Now before its GONE! Its in a perfect location within the City Limits of Edmonton 57.76 Acres including buildings house and mobile. There is an area structure plan in place, so further development is imminent but subject to re-zoning. With Investments there is the opportunity to development of Executive Residential Lots, Multifamily development, single detached housing; these are only a few examples. As the city Expands and this property is within the city limits, it is very desirable. Only 5 minutes from the Nanaksar Gurudware (Sikh temple), 10 min to Major Shopping and other City Amenities, 13 min to Fort Saskatchewan, 10 min. North of Ravencrest golf and country club, a short walk to Saskatchewan River and 25 minutes to many major employers, with Manufacturing Plants. There is the opportunity for Elite Potato Seed Faming, and/or a vegetable garden centre while you are waiting on your development plans. The buildings and greenhouses (business not included to be negotiate

Built in 1904

Essential Information

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|--------|--------------|
| MLS® # | E4312407 |
| Price | \$10,500,000 |



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|----------------|--------------------------|
| Square Footage | 33,360 |
| Acres | 57.76 |
| Year Built | 1904 |
| Type | Business with Property |
| Sub-Type | Agriculture/Animal/Farms |
| Style | Farm/Equipment |

Community Information

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|-------------|---------------------------------|
| Address | 2506 195 Av Ne |
| Area | Edmonton |
| Subdivision | Rural North East South Sturgeon |
| City | Edmonton |
| Province | AB |
| Postal Code | T5Y 6M4 |

Amenities

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| Features | Fenced, View Lake, View Property, Vegetable Garden |
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Exterior

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| Construction | Wood Frame, Modular, Quonset |
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Additional Information

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| Zoning | AG |
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Listing information last updated on November 26th, 2022 at 8:46am MST