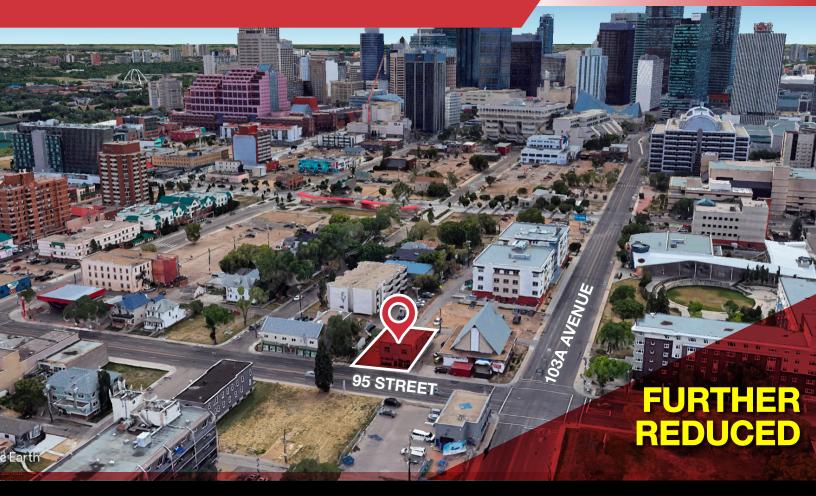
N/**I**Commercial

6,600 SQ.FT.± REDEVELOPMENT LOT



10318 - 10324 95 STREET | EDMONTON, AB | REDEVELOPMENT POTENTIAL

PROPERTY DESCRIPTION

- Redevelopment potential
- Fronting high traffic roadway
- Building would require considerable investment or can be removed as a condition of the deal

DON ROBINSON

Associate 587 635 2490 drobinson@naiedmonton.com





NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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ADDITIONAL INFORMATION

LOT SIZE 6,600 sq.ft.± Main Floor: 2,310 sq.ft.± Second Floor: 1,650 sq.ft.± **BUILDING SIZE** *Basement (undeveloped): 2,310 sq.ft.± Total: 3,960 sq.ft.± above grade

ASKING PRICE \$649,000 **\$624,900 \$559,000**

PROPERTY TAXES \$21,106.82 (2022 est. based on city assessment of \$847,000)



DC1 ZONING

Permitted Uses

- **Apartment Hotels**
- Auctioneering Establishments
- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- **Business Support Services**
- Cannabis Retail Sales
- Child Care Services
- Commercial Schools
- Community Recreation Services
- Convenience Retail Stores
- Creation and Production Establishments
- **Extended Medical Treatment Services**
- General Retail Stores
- Health Services
- Household Repair Services
- Indoor Participant Recreation Services
- Limited Contractor Services

- Liquor Stores
- Major Amusement Establishments
- Major Home Based Business
- Media Studios
- Minor Amusement Establishments
- Minor Home Based Business
- **Nightclubs**
- Personal Service Shops
- Private Clubs
- Private Education Services
- Professional, Financial and Office Support Services
- Religious Assembly
- Restaurants
- Spectator Entertainment Establishments
- Veterinary Services





221,264 POPULATION











2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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