

\$700,000 - 11446 94 Street, Edmonton

MLS® #E4454276

\$700,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Alberta Avenue, Edmonton, AB

INVESTORS ALERT! Your opportunity to own 2 consecutive lots ON A CORNER in the redeveloping area of Alberta Avenue! This 2-lot parcel consists of approximately 7920 SqFT. Recently rezoned to RMh23, the seller already has approved development permits from the city of Edmonton. Plans are complete - Once building permit is obtained, this project is ready for shovels in the ground. The proposed development includes a 5-storey mixed-use building with a medical clinic and pharmacy on the main floor, plus 36 residential units designed for senior housing. Plans also feature a beautiful roof top patio for residents to enjoy. This is a great central location close to public transit, shopping, restaurants, schools and more. Perfect opportunity for investors looking for a ready-to-go project with major potential! Building plans would be Eligible for the CMHC MLI Select Program



Essential Information

MLS® #	E4454276
Price	\$700,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	11446 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1H4

Additional Information

Date Listed	August 22nd, 2025
Days on Market	18
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 9th, 2025 at 12:02pm MDT