

# \$599,900 - 11739 122 Street, Edmonton

MLS® #E4414623

**\$599,900**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Inglewood (Edmonton), Edmonton, AB

Buy & Build potential up to 4 Story apartment for a 29 units on a RM h16 zoning "CORNER" lot 49.9â€™ \* 150â€™(140'). The site is backing to green space and off leash Park. The site location near Canadian tire & Superstore and public transportation to Kingsway mall. Bachelor (2 units), 1-bed (18 units), 2-bed (9 units). 29 units estimated gross income \$528,000. Cap rate 5.25%. The seller is also option to build the completed project on request. The floorplan is for reference purposes only and is not final. The new owner will collaborate with the designer to optimize the potential of the lot. Photo is 3D rendering for illustration purpose only

Built in 1950

## Essential Information

|            |                 |
|------------|-----------------|
| MLS® #     | E4414623        |
| Price      | \$599,900       |
| Bathrooms  | 0.00            |
| Acres      | 0.00            |
| Year Built | 1950            |
| Type       | Land Commercial |
| Status     | Active          |

## Community Information

Address 11739 122 Street



|             |                      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Inglewood (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5M 0B6              |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 25th, 2024 |
| Days on Market | 109                 |
| Zoning         | Zone 07             |

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Listing information last updated on March 14th, 2025 at 6:32am MDT