



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Unit 2, 7003 199 Street NW
Edmonton, Alberta**

MLS # A2313152



\$2,475,000

Division: Glastonbury

Lot Size: 1.47 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: TBD

Water: -

Sewer: -

Utilities: -

HUGE OPPORTUNITY to build and own an ideally-sized commercial building on a high-visibility location supported by an upscale local draw area. **PLUS REALIZE HUGE SAVINGS** in construction and long-term operational costs! **ONLY THREE PARCELS** in this rare 2-acre bare land commercial condominium project, featuring a huge 1.1 acre common area with enough parking, green space and waste locations to fulfill any DP requirements. The small self-governed condo structure makes for huge savings in land acquisition, construction, and maintenance costs **PLUS** saves on management expenses while ensuring hands-on control. **YOUR PURCHASE IS NOT JUST THE TITLED LAND** - you also become 1/3 owner of the entire condo corp including the common property **AND** all related assets! Perfect for small / mid- scale developers & built-to-suit owners. **BUILD OUT POTENTIAL** - This parcel fits an 11,000+ sq.ft floor plate, and height allowance of 16m making the build-out potential huge! Build-out of 42,500 to 55,000 sq.ft over 4-5 floors. Buildable footprint is perfect for professional / medical firms, service centres, childcare, pharmacy, health centre & more. Potential for at-grade local retail due to build area size & shape (with zoning). The lot has another 4,200 sq.ft of outdoor space for amenities. **THE VALUE IS HUGE** - An equivalent standalone infill site would need an acre and a quarter of land plus the cost of demolition, parking, access, and waste mgmt. **NOT REQUIRED HERE!** With 70 existing stalls plus area area for 30 more, **AND** major property setbacks largely in the huge common area, this is a turn-key build-out site with huge capital investment savings. **THE LOCATION IS VERY RARE** - located between Anthony Henday and 199th ST in west Edmonton's fully developed & semi-affluent Glastonbury area, there are 40,000 high-income people within 2km - and limited commercial to support them. This makes **STRONG LOCAL DEMAND**. Public transit is adjacent with a major ETS transportation hub nearby. Current zoning is UF with 16m height allowance which aligns closely to BE (Business Employment) and CG (Commercial General) in height / location requirements making for great development flexibility. **ONLY 2 PARCELS AVAILABLE**, the 3rd already occupied by a church building. **THIS LISTING** - Unit 2: Effective size of 1.25 acres (see below info). **ALSO AVAILABLE:** MLS A2313155 - Effective size of 0.47 acres (see below info) and build- out potential for 9,500 to 12,800 sq.ft. **CAPTURE UNPARALLELED ROI** - Take advantage of a build-site specifically designed to optimize building footprint and maximize investment / operational value! **MORE MATERIALS AVAILABLE ON REQUEST. PLEASE DO NOT VISIT THE PROJECT WITHOUT AGENT PRE-APPROVAL. NOTE:** Unscheduled site visits may result in a security response. Lot area note: Title area 0.14 acres + ownership in 1.1 acre common. As instructed by CREB, total lot size includes parcel plus typical parking /related common area to support 4 stories of commercial.