



GRASSROOTS
REALTY GROUP

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904 Geikie Street
Jasper, Alberta

MLS # A2327088



\$4,800,000

Division: Jasper

Lot Size: 0.91 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R3b - Multi

Water: -

Sewer: -

Utilities: -

Rare multifamily development site. 3,695 sqm (39,800 sf) across 6 contiguous lots in Jasper's R3b zone. Limited multifamily-zoned properties exist in this mountain market, making this a genuinely exceptional find. Roughly half the site is completely clear and ready for immediate new construction. The other half holds an existing 2-storey + basement building (15 units, 517 sqm) that can be renovated and expanded, or demolished and rebuilt to your specifications. Existing plan in place for 64-unit development. Zoning permits 4-storey development (plus basement) with up to 40% site coverage available. The tourist economy in Jasper drives workforce need year-round with sustained housing demand against constrained supply. A development site at this scale in Jasper is uncommon. Need to Reside required for residents of the property (not required to own the property - contact list agent to discuss if necessary).