

\$1,398,000 - 10434 & 10438 91 Street, Edmonton

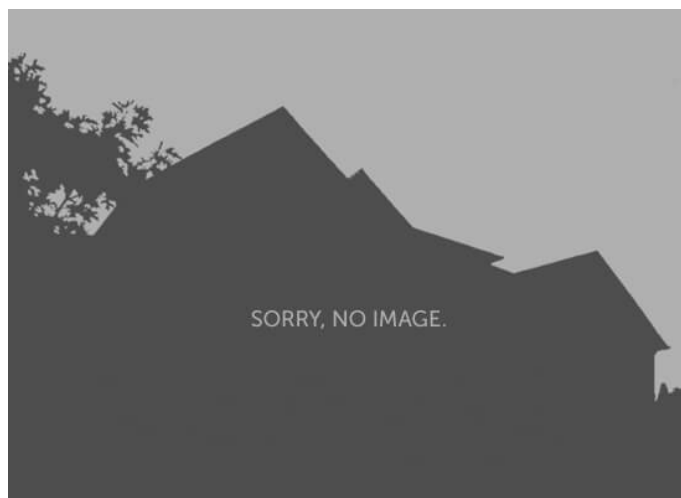
MLS® #E4446006

\$1,398,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Boyle Street, Edmonton, AB

Opportunity knocking! Excellent 17,000.00 Sq.ft. of Mid-rise development site in Downtown Edmonton â€œ Just off Jasper Ave. right next to newer hi-rise condo â€œ "The property on Jasper". All the new units will have overview of Downtown Skyline plus River. Walking distance to New LRT and Dawson Park. Current zoning (DC 2) in place. It allows 4 storey / one underground parkade, total of 75 units in place. You build with wood construction to bring cost down and make much affordable building. There are two older houses (as is, where is) on site. It generates \$8,400 per month rental income. Perfect holding property and re-developed later project. Asking \$1,398,000.00 (Below appraisal value) for quick sale.



Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4446006 |
| Price | \$1,398,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|---------|-------------------------|
| Address | 10434 & 10438 91 Street |
| Area | Edmonton |

| | |
|-------------|--------------|
| Subdivision | Boyle Street |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1S6 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 13 |

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 July 5th, 2025 at 10:32pm MDT