

FOR SALE - Gorman Development Land

15821 - 34 Street NW, Edmonton, Alberta



LOCATION:

15821 - 34 Street, Edmonton, AB

DETAILS:

- 13.86 Acre Future Residential Development
- Plan :- 2705NY Lot 1A
- Across from Manning Town Center
- Next to Future School Site & Park
- Walking Distance to Future LRT

EXCLUSIVELY LISTED FOR SALE BY:

Fraser-Tradex Realty Inc.

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DESCRIPTION:

LOCATION LOCATION LOCATION!!! This 13.86 acre rectangular parcel is part of the proposed Gorman Neighborhood Structure Plan (NSP) in circulation with the City of Edmonton for approval. The land is currently Zoned as AGI. It is designated as Low Density Residential in the NSP, great potential for future development.

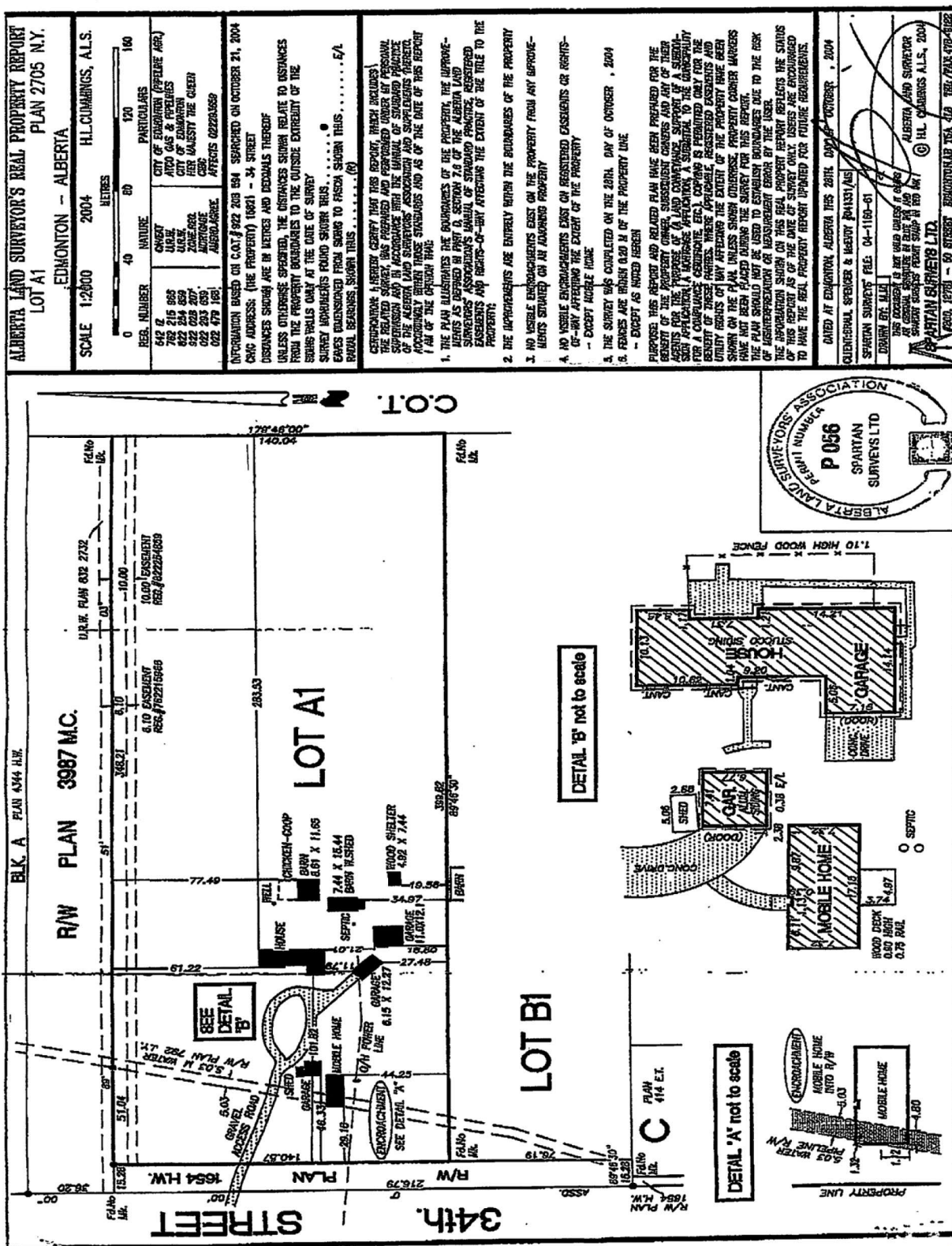
The site is adjacent to the Manning Town Center and is fronted by 34 street connecting to 153 Avenue with direct access to both Anthony Henday Drive and Manning Drive. Currently there is rental income from two existing bungalow homes, 2539 sq.ft. and 1270 sq.ft., golf driving range and RV storage.

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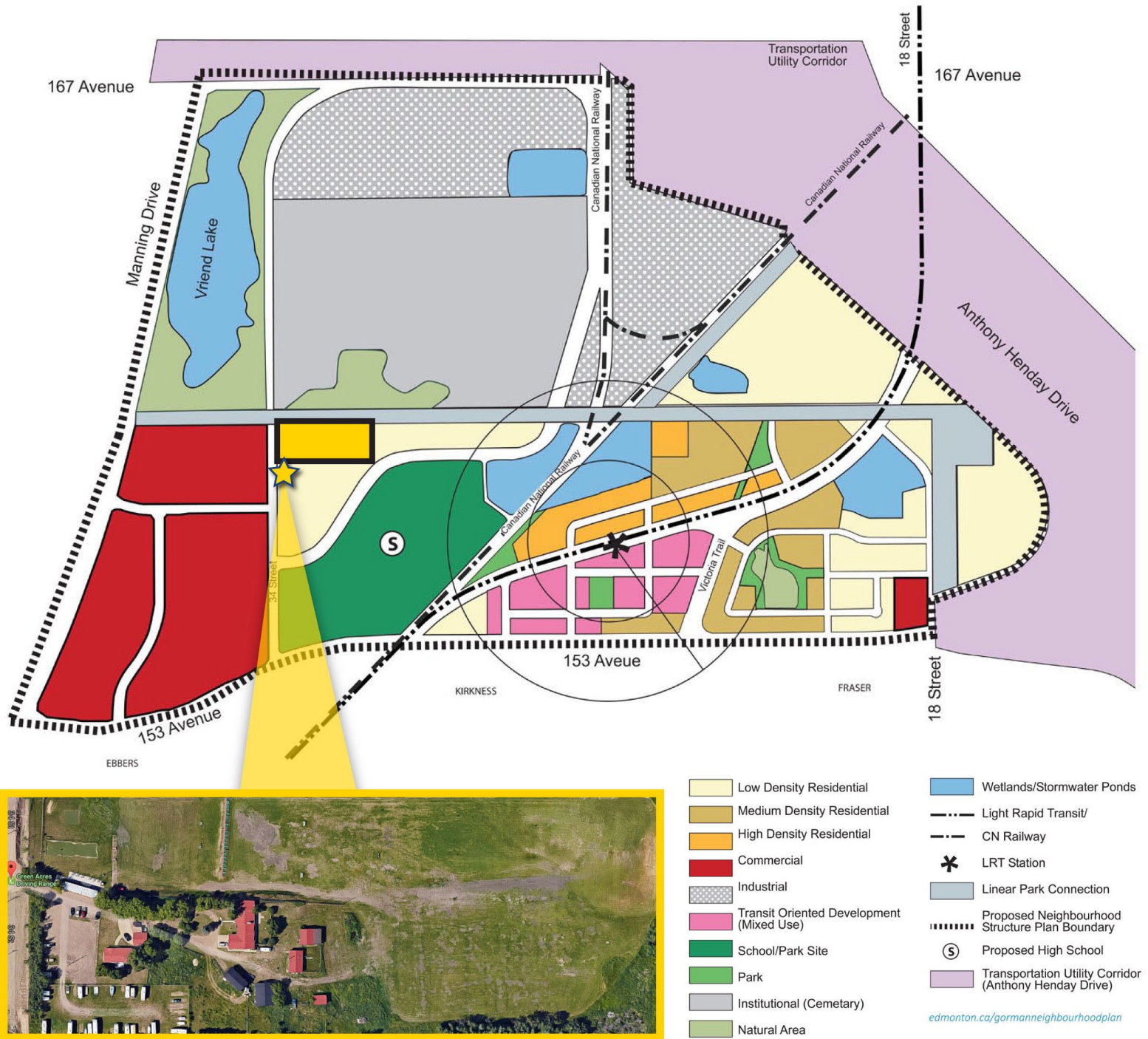
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PROPOSED GORMAN Neighbourhood Structure Plan (NSP)



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2540 SF Bungalow Home c/w Full Basement & Double Garage



Other out buildings 14' x 20' with 14' x 14' OH Door and another 40' x 38' Shed"



Driving Range and Modular Office 12' x 32'"

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Secure RV Storage



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