



GRASSROOTS
REALTY GROUP

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12703 109 Street NW
Edmonton, Alberta

MLS # A2184032



\$1,200,000

Division:	Lauderdale
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,364 sq.ft.
Zoning:	RS

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.37 Acre
Sewer:	-	Lot Feat:	Back Lane, Corner Lot, Level, Street Lighting, Treed
Inclusions:	N/A		

Tucked away in the neighborhood of Lauderdale, this lovingly maintained place of worship on 2 lots offers a warm and inviting atmosphere. The main feature of this lovely church building on the corner lot is a religious assembly area that can accommodate a sizable congregation. Other wide and functional spaces include a flex/meeting room, hallway, and foyer, perfect for fellowships. As you leave the building, you will see the wide and spacious 0.365 acre lot (15,909 SF) that the building sits on. There is a large lawn that surrounds the building, and trees that provide shade, perfect for outdoor activities. This large lot also boasts a huge parking space behind the building. This property is perfectly located, just minutes from restaurants, shops, banks, gas stations, and more. It's a short walk to spacious green spaces like Grand Trunk Park and Horseshoe Pitch Park, and only a two-minute drive to the Grand Trunk Fitness and Leisure Centre. Two elementary schools, École P&re-Lacombe and Lauderdale School, are nearby, along with several bus stops. Major roadways like 97 Street, Yellowhead Highway, and 127 Avenue are easily accessible, providing easy access to major parts of the city, like downtown. For developers, these lots offer huge opportunities for development. Base on the current RS zoning there are various potential uses, that may range from small scale Residential development up to 3 storeys in height, to limited opportunities for community and commercial development to provide services to local residents. Don't miss the opportunity to make this beautiful, well-located property your own – whether you're looking for a place of worship, a future development or a community hub, this property offers endless possibilities!