

# FOR SALE

## 107 40 AVENUE NE

57' X 120' (APPROX 6,840 SQ FT)



### IDEAL LOCATION FOR DEVELOPMENT OR REVENUE PROPERTY



**LOCATION - HIGHLAND PARK**

**Sale Price: \$999,900**

**Possession: Immediate**

PRESENTED BY:  
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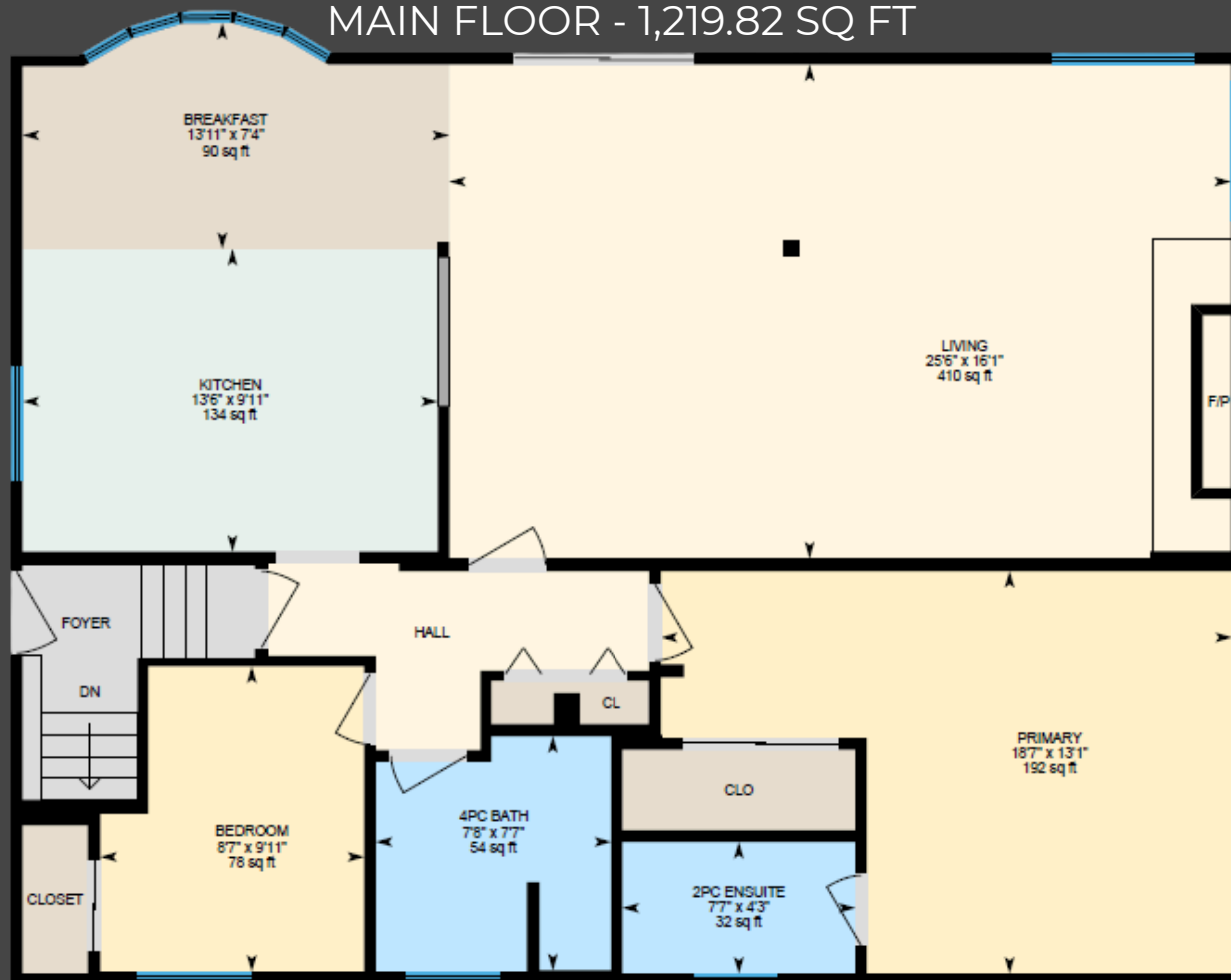


Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio.

Located a block of Centre Street and the BRT 301 (future green line C-Train).

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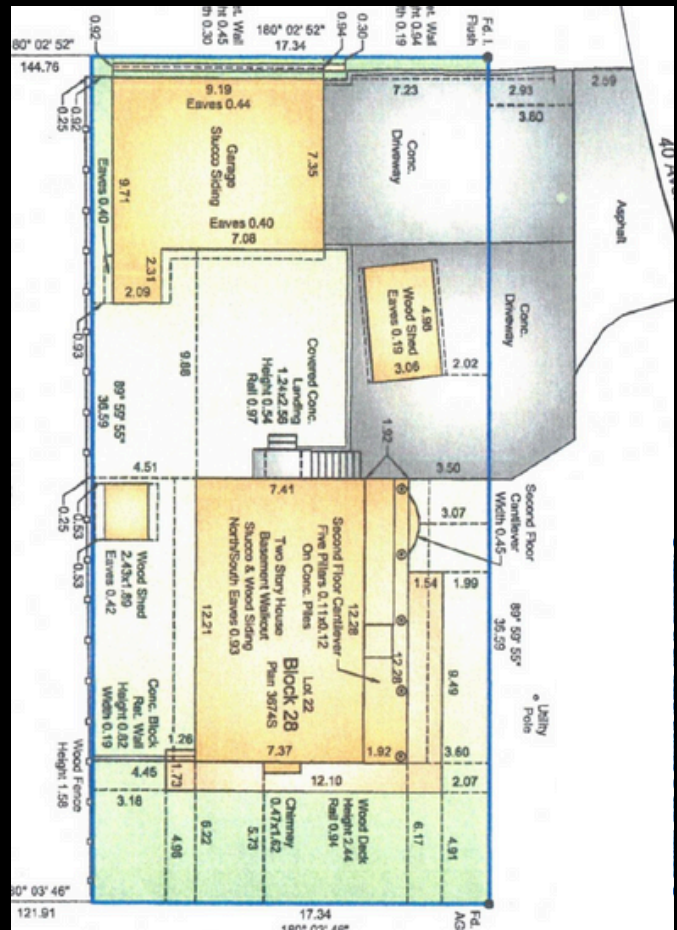
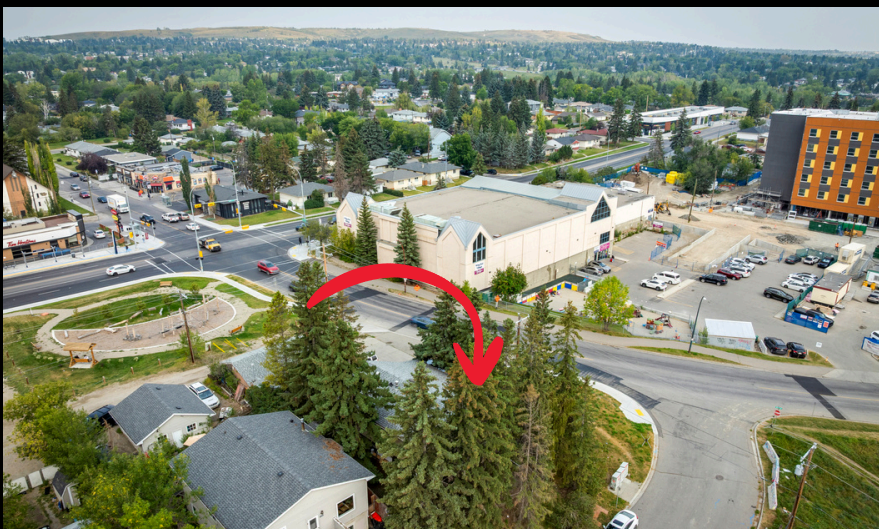
## MAIN FLOOR - 1,219.82 SQ FT



## BASEMENT - 987.43 SQ FT







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