



**\$75,000**

**MLS# 202601713**

If you are considering getting into Infill builds or if you are a seasoned developer, this is the property you have been waiting for! Over 15,000 done in City legwork!! No building to tear down! It's ready to go! All Permits and Plans, Lot grade and Service for a Duplex in place! Building plans approved and the building is almost 1500 sq ft of living space and suites are 2 and a 3 bedroom unit! Good mid block location, West of McGregor Street! All Plans and Permits simply need to be transferred to the new builder! Super affordable and easy peasy! Wow! Features:



For full listing details,  
please scan:



**Lisa Derenchuk**

**RE/MAX**  
**PERFORMANCE**