

FOR SALE

NAI Commercial

MULTI-FAMILY DEVELOPMENT LAND



11440 - 104 STREET | EDMONTON, AB | DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

- Land parcel opportunity located in O-day'min Ward.
- In close proximity to NAIT, Spruce Avenue School and Kingsway Mall.
- Current RS zoning with potential of RM zoning for highest and best use.
- Site gives depth advantage of west boundary being 51.5m giving opportunity for a high density tandem 12-plex design that similar lots can not accommodate.
- Aggressive assessment increase of 13.7% reflects appreciation in the NAIT/Blatchford and Glenrose Hospital areas.

CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

DAN BUDMAN

Vice President, Office Division
587 338 3338
dbudman@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	12,983 sf (0.298 Acres)
LEGAL DESCRIPTION	Plan 6134HW, Blk 4C, Lot 22
ZONING	Currently RS (Small Scale Residential)
NEIGHBOURHOOD	Spruce Avenue
PROPERTY TAXES	\$5,257.10 (2025)
SALE PRICE	\$908,810 (\$70.00 psf)



92,202 DAYTIME POPULATION



85 WALK SCORE
72 TRANSIT SCORE



45,804 HOUSEHOLDS



2.6% ANNUAL GROWTH 2023-2033

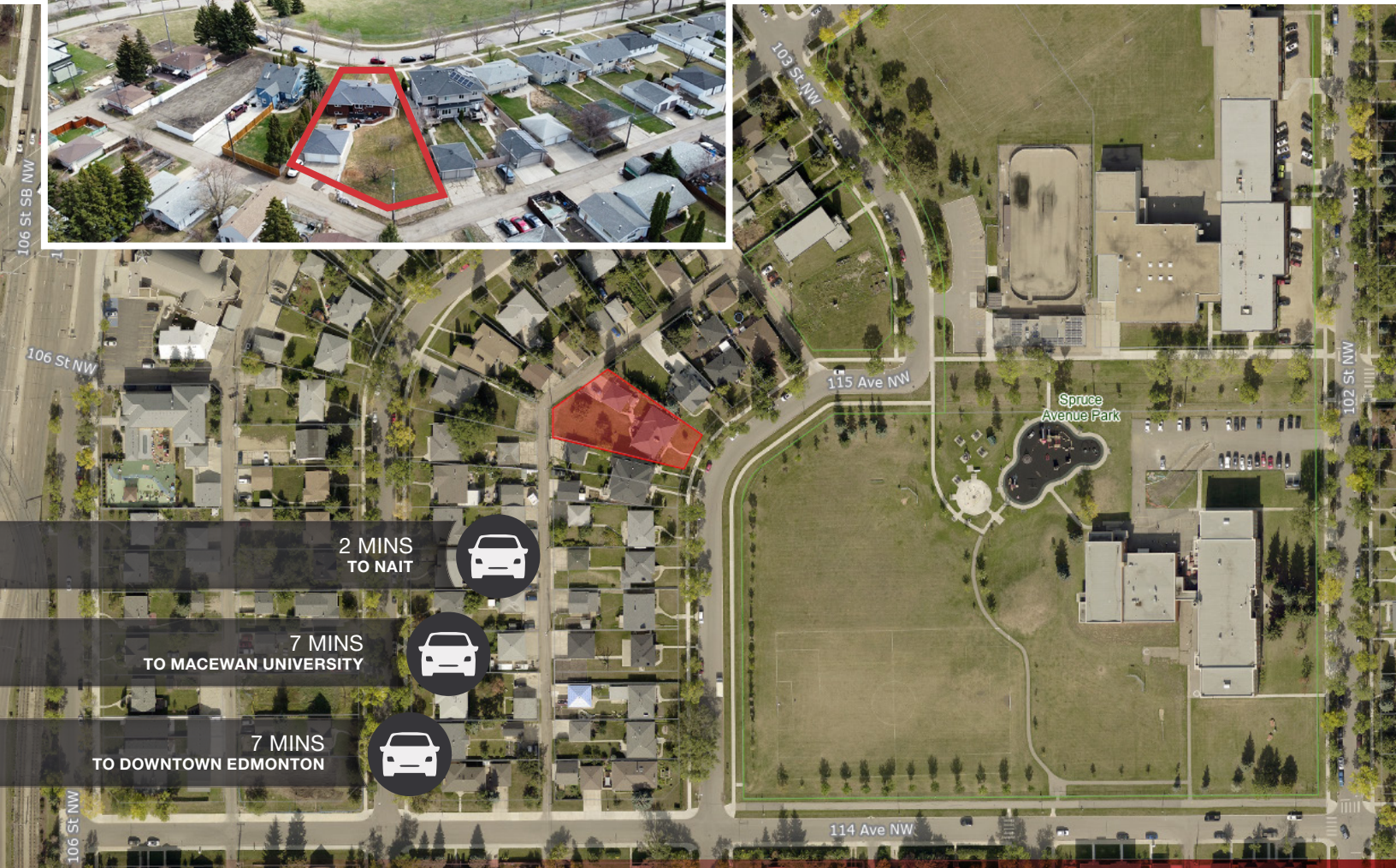


\$2.6B CONSUMER SPENDING



\$69,585 AVERAGE HOUSEHOLD INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

7789 JA25