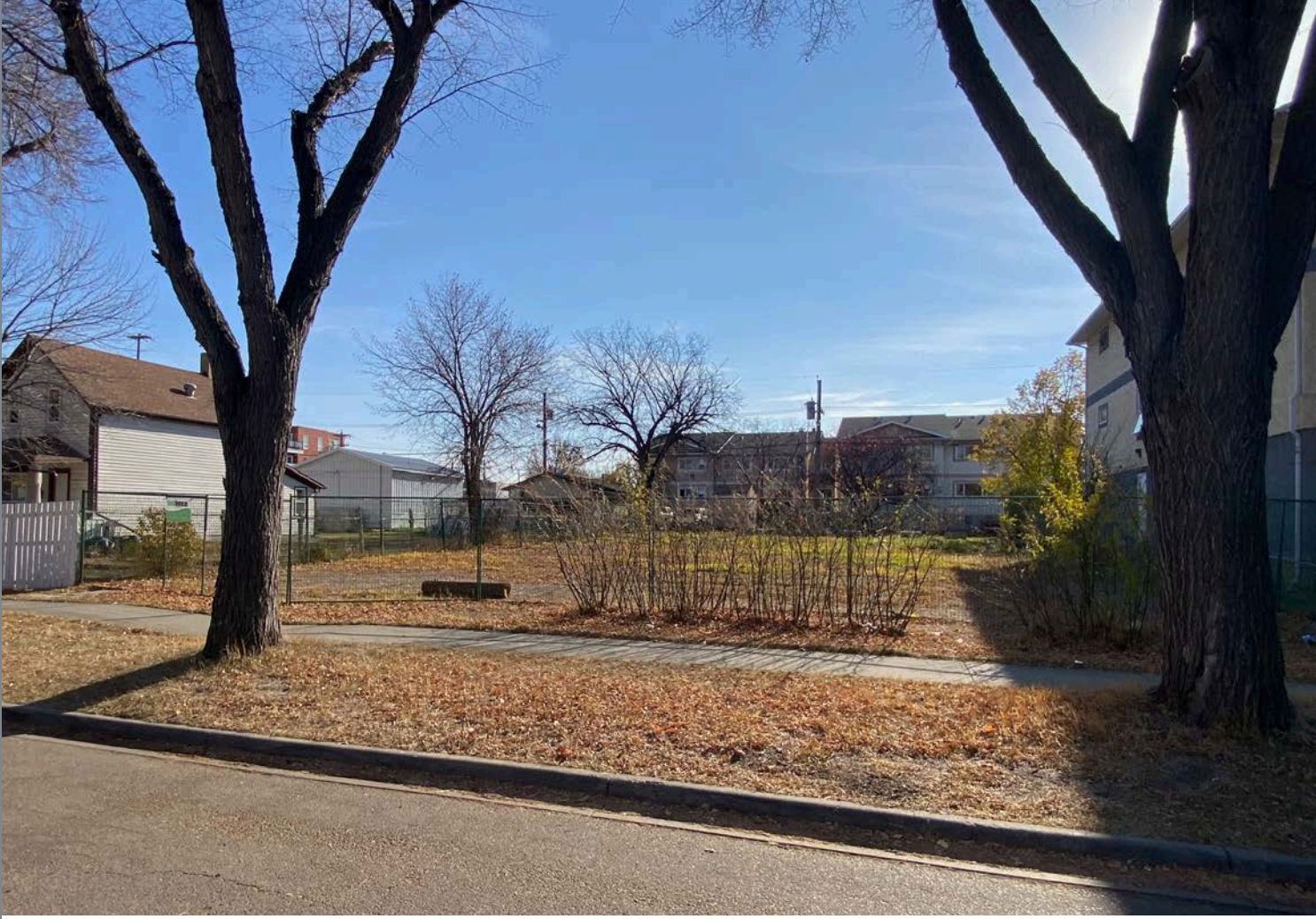


MULTI-FAMILY DEVELOPMENT OPPORTUNITY

9529 & 9531 - 108 AVENUE | EDMONTON, ALBERTA

F
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PROPERTY HIGHLIGHTS

- An excellent opportunity to develop on $\pm 8,072$ SF of multi-family land in the popular McCauley neighbourhood.
- McCauley is a vibrant and ethnically diverse neighbourhood in Edmonton, located just North East of the downtown core.
- Included in the purchase price are two separately titled lots ($\pm 4,035$ SF and $\pm 4,036$ SF)
- Zoned RA7 (Low Rise Apartment), this development land offers a variety of permitted uses including child care services, convenience stores, general retail services, supportive housing, health services, lodging houses, multi-unit housing, secondary suites, professional/office services and more.

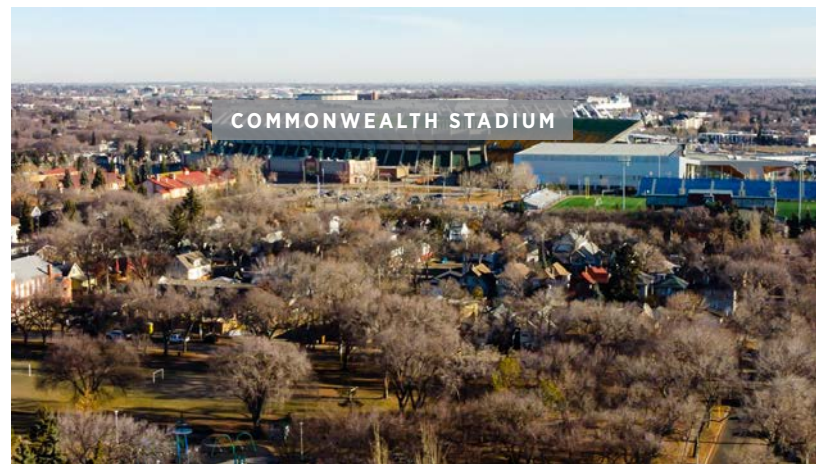
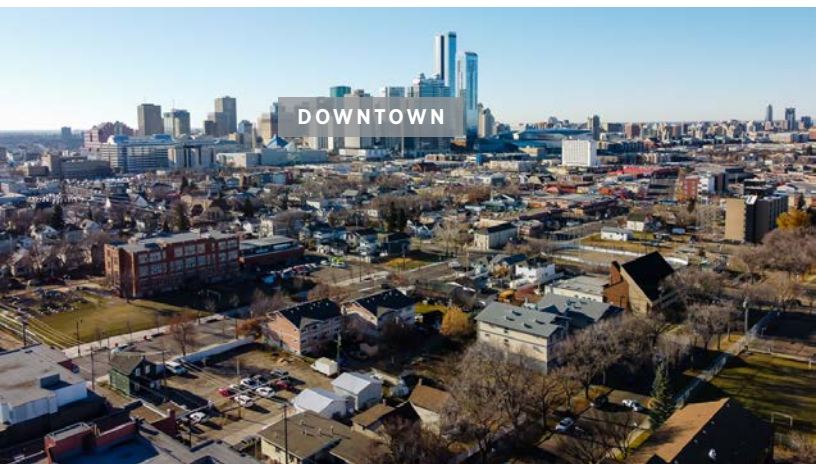
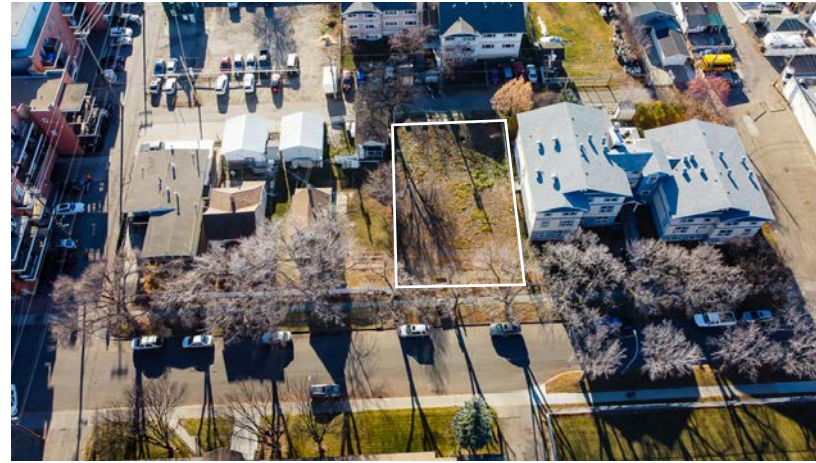
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RE/MAX
COMMERCIAL
CAPITAL

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FOR SALE | MCCAULEY DEVELOPMENT LAND



FOR SALE | MCCAULEY DEVELOPMENT LAND

Commute to **Downtown Edmonton** ✍️

🚗 4 min 🚊 17 min 🚲 7 min 🚶 27 min [View Routes](#)

Walk Score
89

Very Walkable

Most errands can be accomplished on foot.

Transit Score
71

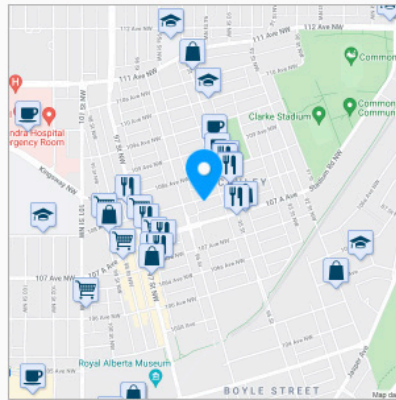
Excellent Transit

Transit is convenient for most trips.

Bike Score
90

Biker's Paradise

Daily errands can be accomplished on a bike.



NEIGHBOURHOOD POPULATION (2021- 5KM)

221,689



CENTRAL EDMONTON RENTERS

58.7%

GREATER EDMONTON RENTERS

35.7%



AVERAGE HOUSEHOLD INCOME (2021 - 5KM)

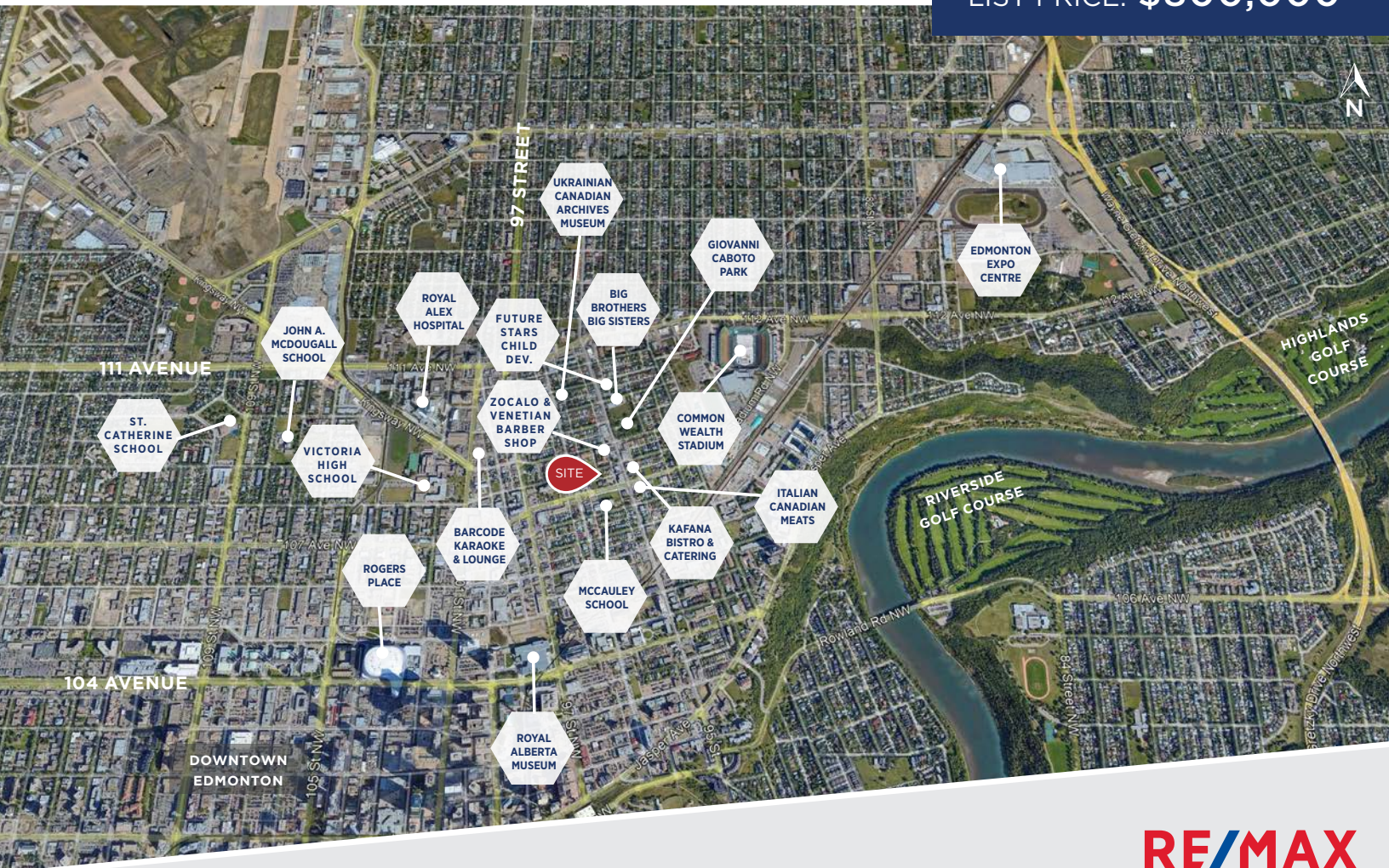
\$86,719



TRAFFIC COUNTS
95 STREET ON
108 AVENUE SW (2020)

11,898 vehicles per day

LIST PRICE: \$800,000



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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