

RIVER VALLEY  
VIEWS

APPROVED 26-STOREY  
RESIDENTIAL HIGH-RISE



View The Video Tour  
<https://bit.ly/3hpeXbZ>

# PANORAMA SITE

HIGH-RISE DEVELOPMENT OPPORTUNITY

9714/9718 104 Street & 10406/10410 97 Avenue | Edmonton, AB



RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

Dale James  
Associate Broker  
E: dale.james@commercialyeg.ca  
D: 780.341.2034

Humaira Naikyar  
Associate  
E: humaira.naikyar@commercialyeg.ca  
D: 780.341.2035





## SUMMARY

Opportunity for the full ownership of the Panorama Development Site. Situated in central Edmonton, the site currently consists of four lots containing two walk up rental properties and 2 parking lots, generating \$45,000 in net income. The property lies adjacent to an Edmonton Transit System bus stop and is only a minutes walk to the beautiful river valley trails.

The approved development is expected to contain 26-storeys and 173 dwelling units with 217 parking stalls and 44 bicycle stalls. Comprised of a variety of bachelor's, one-bedroom and two-bedroom suites, the high-rise apartment will also showcase 5 stunning townhomes on the eastern end of the property.

Established among Edmonton's most vibrant and lively neighbourhood of Downtown. The Panorama Development Land is centrally located directly off 97 Avenue along 104 Street, which sees up to 49,800VPD and is local to the surrounding communities of Downtown, Rosedale and Oliver with a combined population of 31,421.

## PROPERTY HIGHLIGHTS

- Approved high-rise development in Downtown Edmonton with River Valley views
- Consisting of 26 floors and 173 dwelling units with 5 three-storey townhouses
- Within close proximity to Jasper Ave, Whyte Ave, University of Alberta and Downtown Core
- Neighbouring leisure amenities include Victoria Golf Course, Legislature Grounds, Muttart Conservatory, Kinsmen Sport Centre, and the Royal Glenora Club
- Direct access to the Edmonton Transit System and a 10-minute walk to the Bay Enterprise Square LRT station
- Short walk away from some of the most extraordinary hiking trails of the River Valley

## PROPERTY DETAILS










Address:	9714 104 Street NW   Edmonton, AB 9718 104 Street NW   Edmonton, AB 10406 97 Avenue NW   Edmonton, AB 10410 97 Avenue NW   Edmonton, AB
Legal Description:	Lot 103 & 104, Block 4, Plan NB Block A & B, Plan 2222HW
Land Area:	± 30,056 SF
Current Zoning:	DC2 – Site Specific Development Control Provision
Neighborhood:	Downtown
Current Infrastructure:	2 Multifamily Rental Buildings 2 Parking Lots
Current Net Income:	\$45,000
Property Taxes:	\$30,698 (2021)
Price	\$4,490,000



## LOCATION

Located directly off the main arterial roadway of 97 Avenue, the property is strategically positioned at the southern portion of the Downtown community. The Panorama site is situated only a couple minutes away from the Edmonton Legislature, Glenora Club, Jasper Avenue and the Bay Enterprise Square LRT station. The close proximity to 109 Street also allows residents the ease of access to recreational activities and shopping located south of the river – like Whyte Avenue and the University of Alberta.

## MAP LEGEND

-  Grocery
-  Nightlife & Entertainment
-  Restaurant
-  Cafe
-  Shopping
-  Parks
-  Walking Path
-  Bus Stop
-  LRT Station

## DEMOGRAPHICS

Population of Downtown Edmonton:  
14,154

Population Density in Downtown Edmonton:  
6,146/Sq Km

Median Age in Downtown Edmonton:  
33.3

Married Couples in Downtown Edmonton:  
51%

Average Household Income in Downtown Edmonton:  
\$81,363

Downtown Edmonton has a Livability  
Score of 74/100.

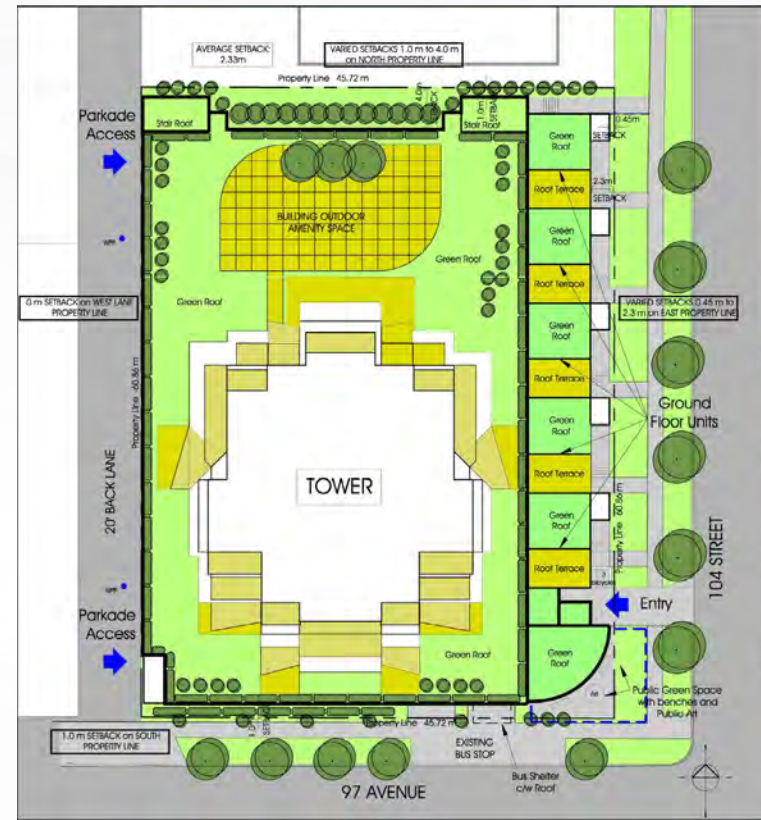
This is considered excellent.





## ACCESS

The approved panorama development site would be easily accessible from any of its 2 entrances at the alleyway off 97 Avenue, located west of the property. Both entrances will lead towards the first or second floor parkade. Residents who do not own a vehicle will have easy access to the site through the Edmonton Transit System and the existing bus terminal located on the southern border of the property.



## PROJECT DETAILS

Submarket:	Downtown
Potential Construction:	High-rise Apartment
Current Zoning:	DC2.744 - Site Specific Development Control Provision
Number of Floors:	26 Floors
Maximum Dwelling Units:	173 Dwelling Units (including 5 townhouses)
Average Unit Size:	± 1,097 SF
Proposed Parking:	Underground & above ground parking 217 Parking Stalls
Site:	± 30,056 SF





## CONTACT

---

**Dale James**  
Associate Broker  
E: [dale.james@commercialyeg.ca](mailto:dale.james@commercialyeg.ca)  
D: 780.341.2034

**Humaira Naikyar**  
Associate  
E: [humaira.naikyar@commercialyeg.ca](mailto:humaira.naikyar@commercialyeg.ca)  
D: 780.341.2035

**RE/MAX**  
COMMERCIAL®  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

