



9342, 9338, 9336
105 Avenue, Edmonton

**Medium Residential
Redevelopment Site**



PROPERTY DETAILS

Address:	9342/38/36 105 Avenue, Edmonton
Legal:	Plan RN23, Block 10, Lot 32/33/34
Zoning:	Medium Scale Residential (RM h16)
Total Size:	12,075 SF (+/-)
Property Type:	Land
Property Tax:	\$8,806.00 (2026 Estimate for 3 Lots)
Sale Price:	\$543,375.00 (3 Lots)
Possession:	Negotiable



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire three separately titled lots, offers flexible acquisition or full land assembly
- Centrally located site with convenient access to major routes including Jasper Avenue and 95 Street
- Zoning allows for a variety of redevelopment uses including: Multi-Unit Residential, Temporary Parking, Health Service, Office, Child Care Service, Community Service and more
- Established surrounding area with a mix of residential, commercial, and community amenities
- Well- suited for medium-density residential or mixed-use redevelopment



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Kelly Le
Associate
587-991-9817
kelly@aicrecommercial.com

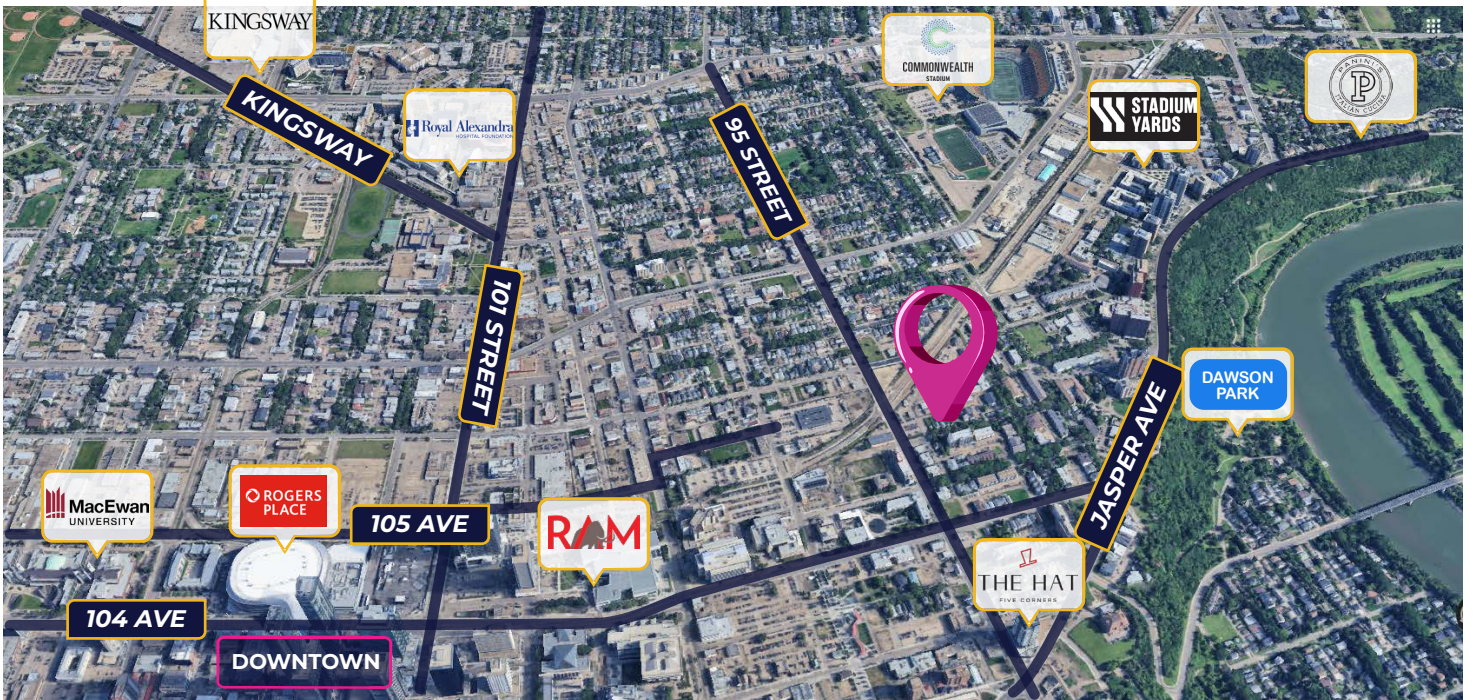


Overhead



Municipal	Legal	Size (SF)	Price	Property Tax
9336 105 Avenue	Plan RN23 Blk 10 Lot 34	4,025	\$181,125.00	\$2,800.81
9338 105 Avenue	Plan RN23 Blk 10 Lot 33	4,025	\$181,125.00	\$2,703.52
9342 105 Avenue	Plan RN23 Blk 10 Lot 32	4,025	\$181,125.00	\$3,302.59

Neighbourhood features:



- Located in the Boyle Street neighbourhood with quick access to 95 Street and Jasper Avenue
- Situated close to the Mac Ewan University and Downtown with convenient access of transportation or comfortable walking distance
- Minutes from the River Valley



Street View

AREA POPULATION
(within 5kms)

- 218,774 Residents
- 294,357 Daytime Population
- 2.6% Annual Growth (2023-2028)

AREA INCOME
(within 5kms)

- Average household income of \$85,762

VEHICLES PER DAY

95 Street: 13,800



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Kelly Le
Associate
587-991-9817
kelly@aicrecommercial.com