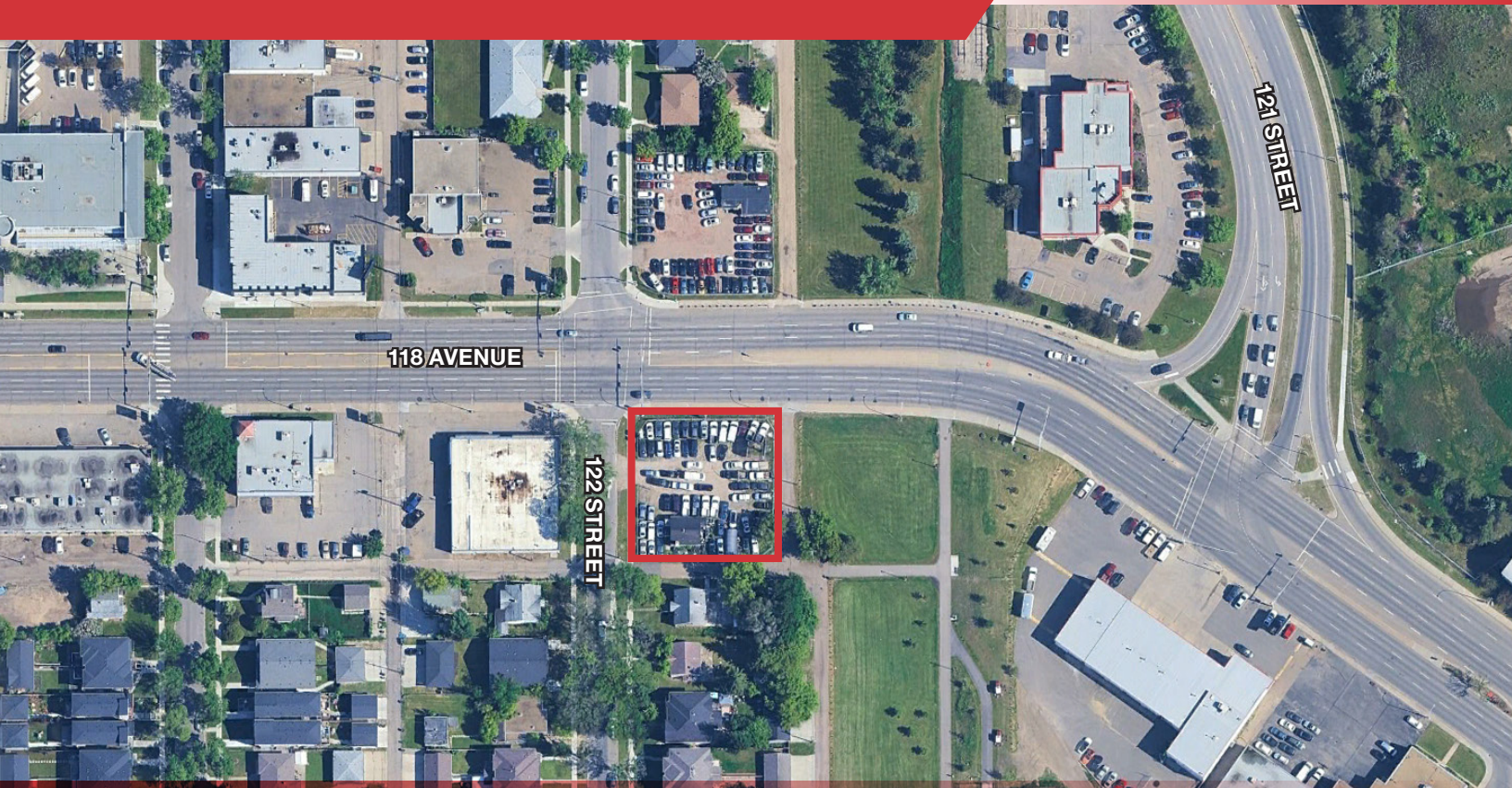


**FOR SALE**

**NAI Commercial**

**URBAN INFILL DEVELOPMENT SITE**



**11745/57 - 122 STREET | EDMONTON, AB | CORNER LOT ON A MIXED-USE ARTERIAL**

### DEVELOPMENT OPPORTUNITY

This combined infill parcel offers an excellent opportunity for mid-rise residential or mixed-use development in Edmonton's revitalizing Inglewood neighbourhood. Zoned MU h16 f3.5 cf, the zoning for the site permits up to 3.5 times Floor Area Ratio (FAR) and a maximum building height of 16 metres, supporting a 4-storey wood-frame construction with ground-floor commercial space and multiple levels of residential above. Located on a prominent corner lot fronting 118 Avenue and 122 Street, and backing onto the Inglewood Dog Park Greenway and near the Inglewood Rocket-ship park, this site offers strong urban exposure and aligns with the City's corridor redevelopment goals, with future potential for increased density through rezoning.

**CONOR CLARKE**

Senior Associate  
587 635 2480  
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**Total Lot Size:**

14,021.39 SF (0.32 acres)

**Zoning:**

MU h16 f3.5 cf (Mixed Use)

**Frontage:**

High-visibility corner site along 118 Ave

**Buildable Density:**

Up to 3.5 FAR (~49,000 SF GFA)

**Estimated Unit Yield:**

~50-55 residential units

Future upside with potential to rezone to MU h35+ or DC to allow high-rise density (FAR 6.0-11.0)

Billboard Sign on Property with annual income of \$5,625+GST (90 day cancellation option available)



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



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ADDITIONAL INFORMATION

SIZE	14,021.39 sq.ft.± (0.32 acres)
LEGAL DESCRIPTION	Plan RN46 Block 37 Lots 15, 16, 17
ZONING	MU h16 f3.5 cf (Mixed Use)
YEAR BUILT	1951
PROPERTY TAXES	\$16,383.82 (2025)
SALE PRICE	\$999,000
ADDITIONAL NOTES	Mixed Use (MU): Permits a blend of residential, commercial, and community-oriented uses  f3.5: Maximum Floor Area Ratio = 3.5 (up to 49,000+ SF buildable)  h16: Maximum building height = 16 metres (approx. 4 storeys)  cf of overlay: Encourages commercial frontage to activate the street edge

