

FOR SALE

NAI Commercial

HIGH EXPOSURE LAND - 0.25 ACRES±



9222-9232 - 111 AVENUE | EDMONTON, AB | MU ZONED

PROPERTY HIGHLIGHTS

- Prime corner location with high visibility from over 15,803 vehicles daily along 111th Avenue West of 93 Street (2023 City of Edmonton)
- Strategically located near major landmarks, including Commonwealth Stadium, Kingsway Mall, Royal Alexandra Hospital, and the Northern Alberta Institute of Technology (NAIT)
- Excellent opportunity for multifamily, mixed use, daycare or medical development

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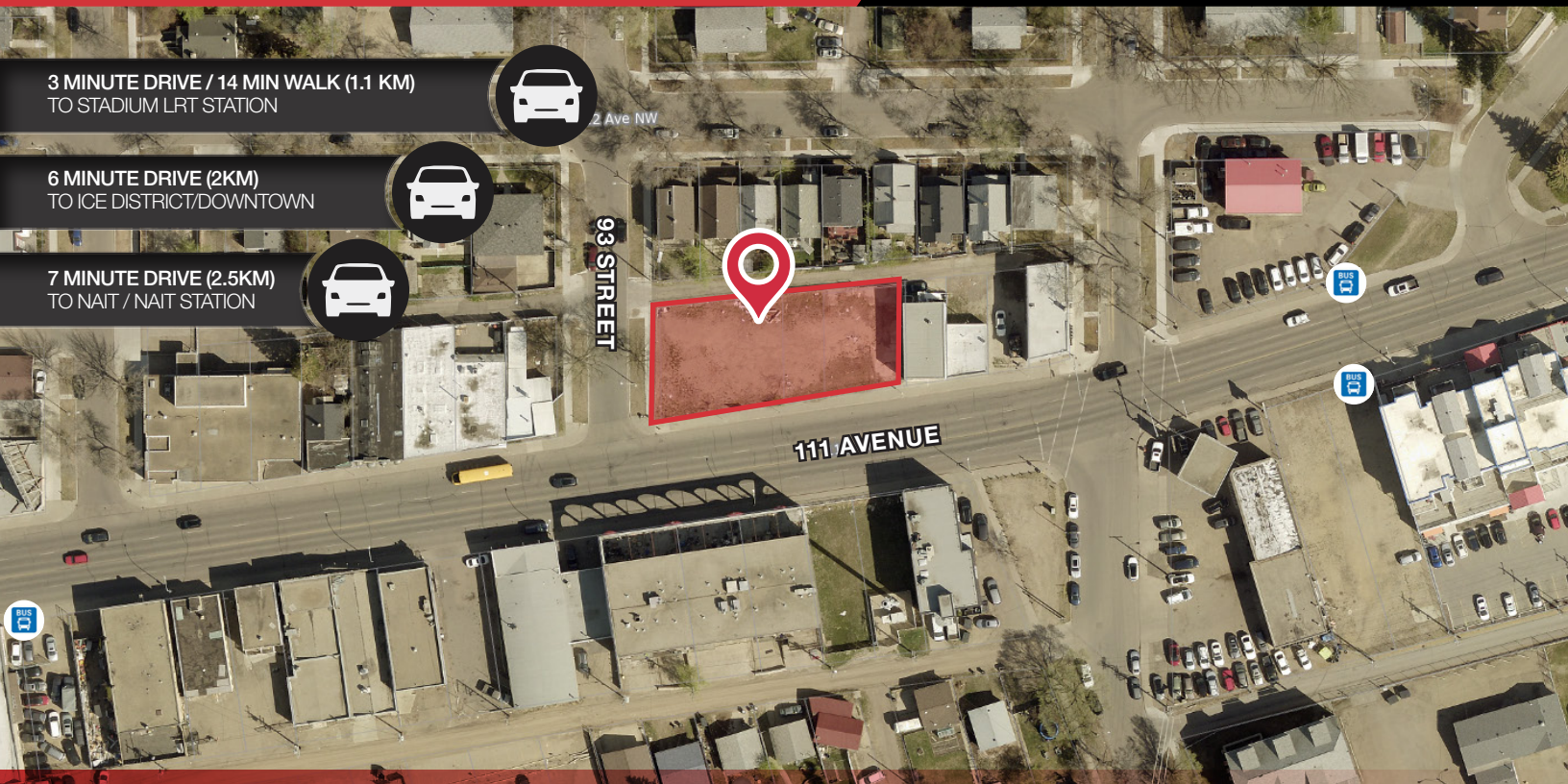
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE AVAILABLE	0.25 acres±
LEGAL DESCRIPTION	Plan 290AI Blk 41 Lots 5-10
ZONING	MU - Mixed Use
PROPERTY TAXES (2024)	\$11,198.57
SALE PRICE	\$550,000 \$475,000

82,458 POPULATION

105,327 EMPLOYEES

4,677 BUSINESSES

\$2.45B TOTAL CONSUMER SPENDING

\$72,744 AVERAGE HOUSEHOLD INCOME

15,803 VPD
111 AVENUE W OF 93 STREET

2024 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS