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FOR SALE

105 ST & 98TH AVE DEVELOPMENT LANDS

9803 / 9807 / 9809 – 105 STREET, EDMONTON AB

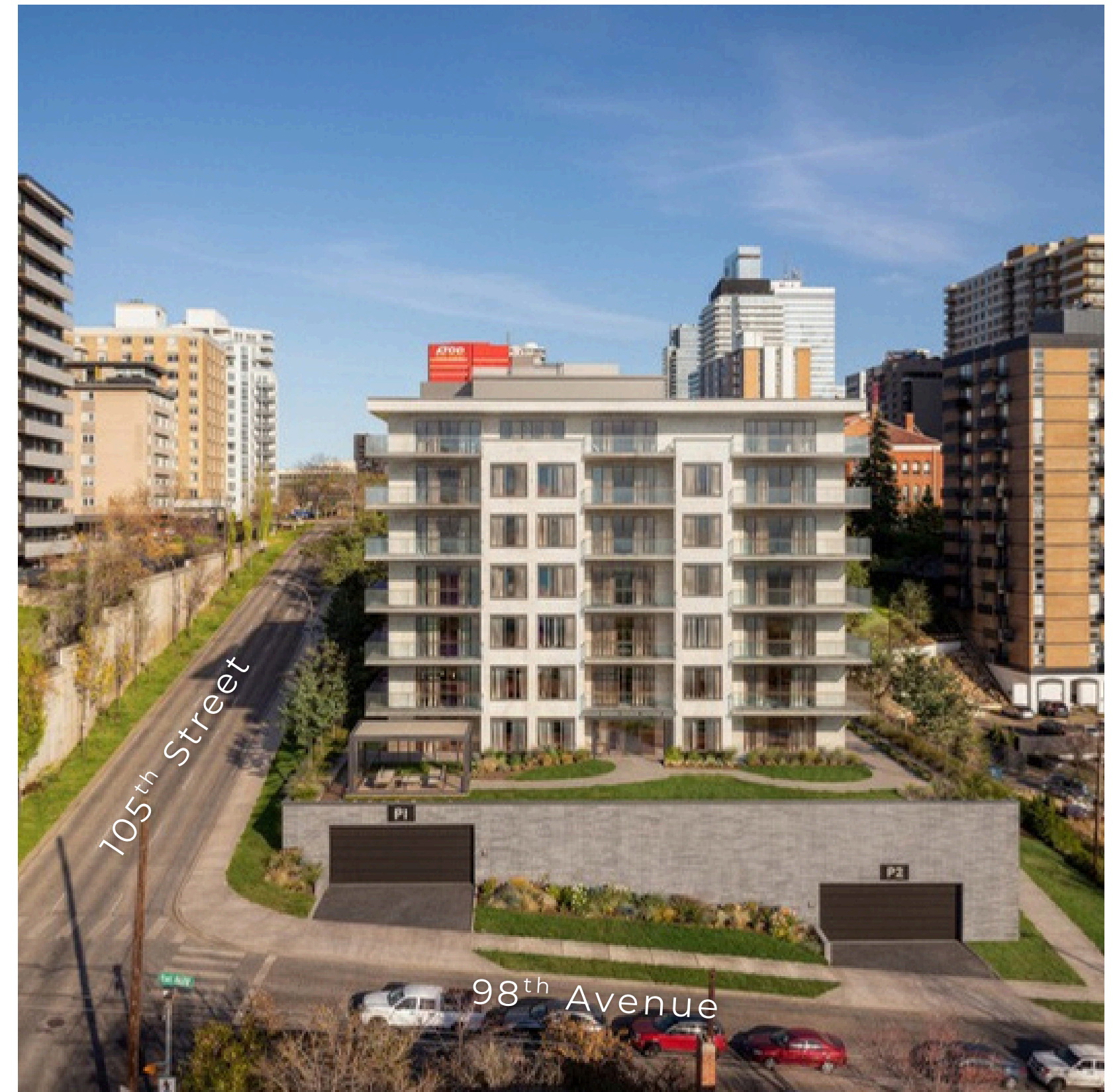
105 ST & 98 AVE DEVELOPMENT LANDS OPPORTUNITY

THE OPPORTUNITY

Exceptional opportunity to acquire a centrally located downtown parcel with scale, visibility, and zoning flexibility—ideal for mid-rise or high-density multifamily development. The property benefits from proximity to Edmonton’s core employment, LRT access, and the rapidly expanding residential population surrounding the Ice District. The unique feature of this lot is the grade slope that allows multi level parkade without excavation or ramps needed between levels- a significant cost savings on the build.

PROPERTY PROFILE

Address	9803/9807/9809 – 105 Street Edmonton Alberta, AB
Legal Address	Plan NB, Block 4, Lot 31-33
Site Area	22,844 SF
2025 Taxes	\$31,163.12
List Price	\$2,950,000 / \$127 psf
Zoning (In-Place)	DC2 (728)
FAR	10.4 (8.4 res / 2.0 parking)
Max Units	159
Max Height	80 meters
Alternative Re-Zoning Potential (6-Storey Wood / Steel)	
Zoning	HDR (High Density Residential)
FAR	Amendment from 4.5 to 6.0
Site Coverage	Amendment from 70% to 100%
Max Units (assume 82% efficiency, 100% site coverage, 750sf average suite size)	149
Price Per Unit (with suggested rezone)	\$19,799



Conceptual rendering for illustrative purposes only. Development subject to municipal approval.



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INVESTMENT HIGHLIGHTS

PRICE

- \$2,950,000 / \$127PSF

PRIME DOWNTOWN DEVELOPMENT SITE

- Prominently located at 105 Street & 98 Avenue within Edmonton's core, offering exceptional river valley views and access, downtown employment, LRT connectivity, and a wide range of nearby amenities.

FLEXIBLE DEVELOPMENT OPTIONS

- The site is close to shovel ready under the current zoning however, initial communication with the City of Edmonton planning department has confirmed that a re-zoning of the site back to HDR is straightforward which would allow more flexibility on the design and construction of the building enabling the ability to construct a 6-storey wood / steel frame building vs. concrete high-rise. Additionally, there is recent precedent to include an amendment to increase the overall density and FAR within the zoning. The unique slope of the lot benefits from minimal shoring and multi level parkade without the need of ramps, which results in more stalls for a lower cost

REZONED DENSITY POTENTIAL

- Re-zoning the site back to HDR with an amended FAR to 6.0 and site coverage to 100% would yield 149 units assuming 82% efficiency and an average unit size of 750sf.

STRONG RENTAL MARKET FUNDAMENTALS

- Downtown and Oliver submarkets continue to experience declining vacancy and rent growth, supported by robust immigration and limited new supply coming to market after 2026.



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LOCATION & WALK TIMES

TRANSIT

- Bay LRT Station – 9 min walk (0.6 km)
- Government Transit Centre – 5 min walk

SHOPPING & SERVICES

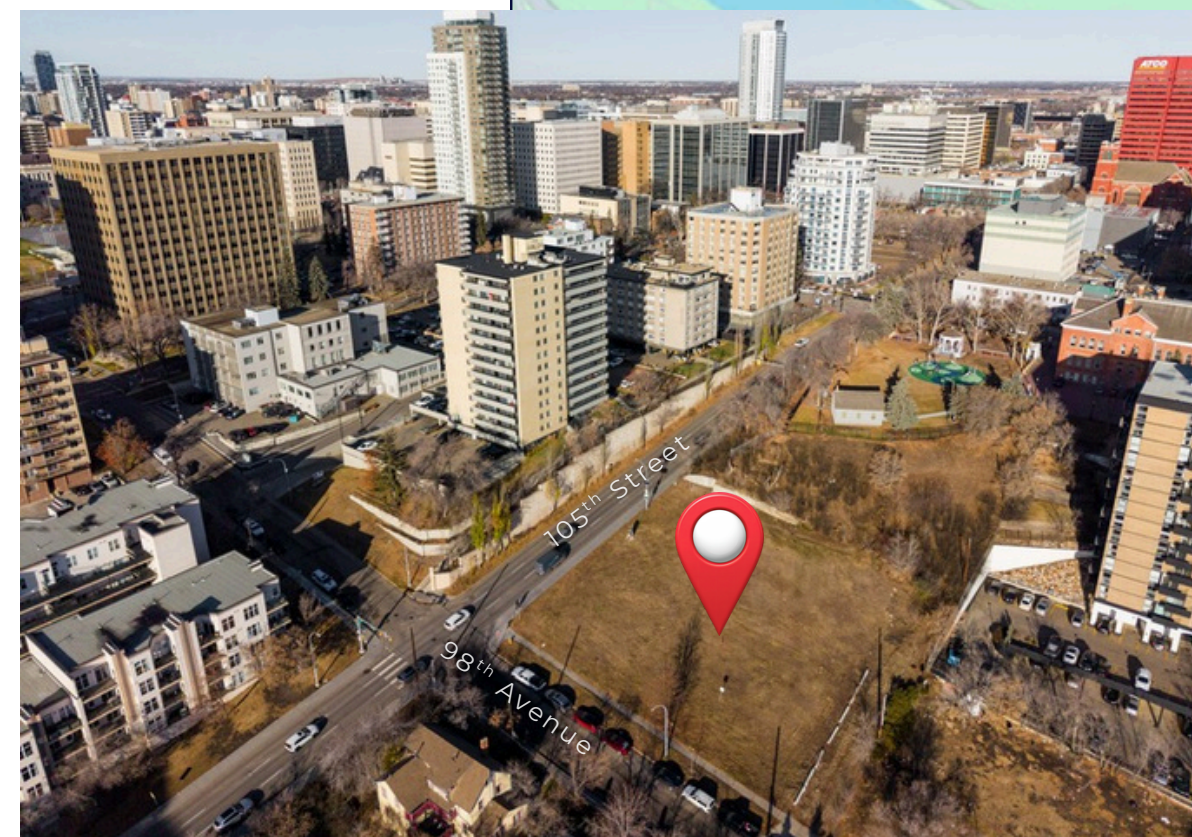
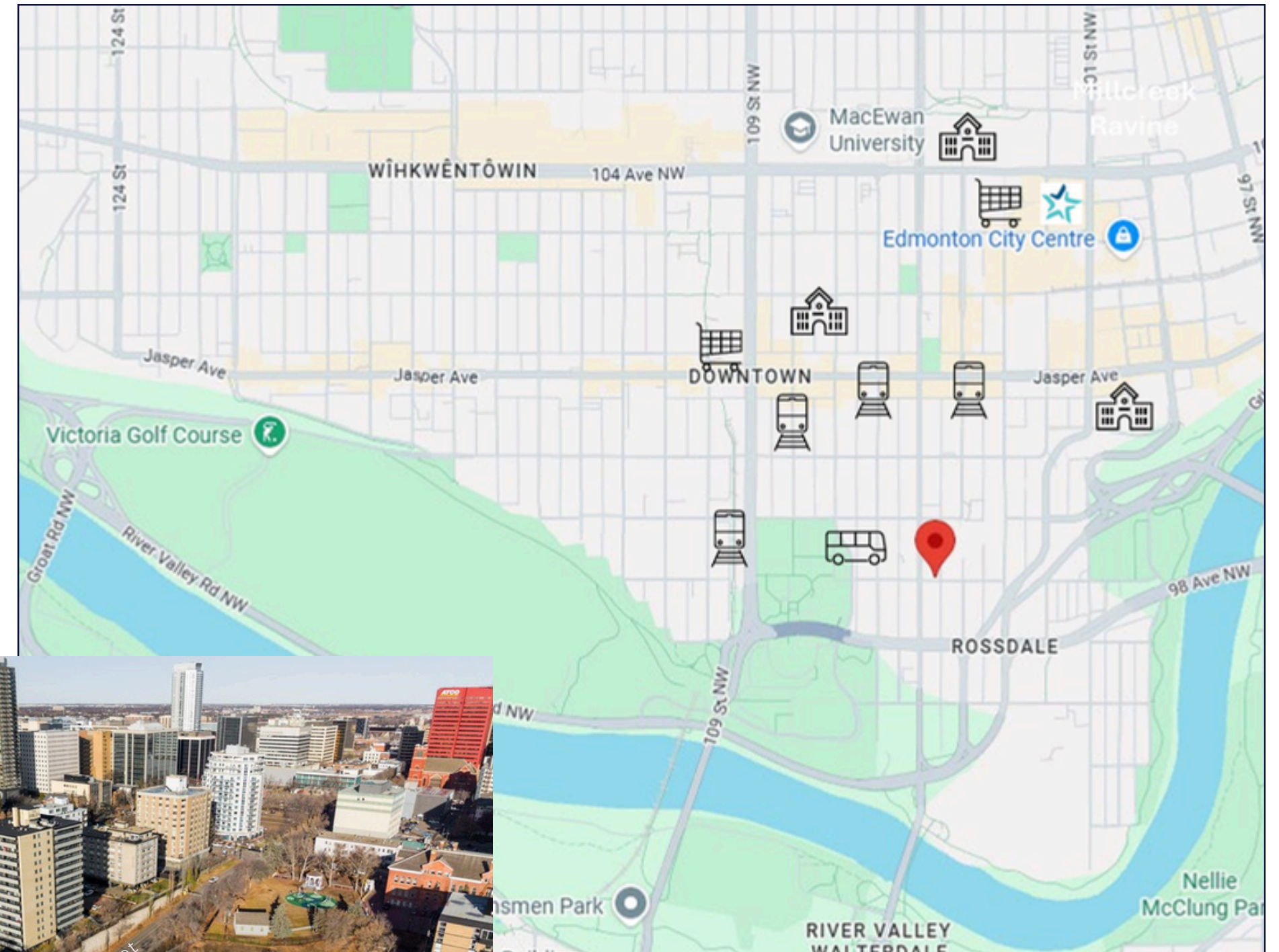
- Save-On-Foods – 18 min walk (1.3 km)
- City Market Grocery – 17 min walk (1.2 km)
- ICE District – 17 min walk (1.2 km)

EDUCATION

- GMAC Alberta College Campus – 15 min walk (1.0 km)
- NorQuest College – 17 min walk (1.2 km)
- GMAC University – 19 min walk
- UofA – 6 min drive / 11 min train (2.2 km)

PARKS & RECREATION

- River Valley Access – 9 min walk (0.6 km)
- Kinsmen Sports Centre – 19 min walk (1.2 km)
- Victoria Golf Course – 7 min drive (2.3 km)

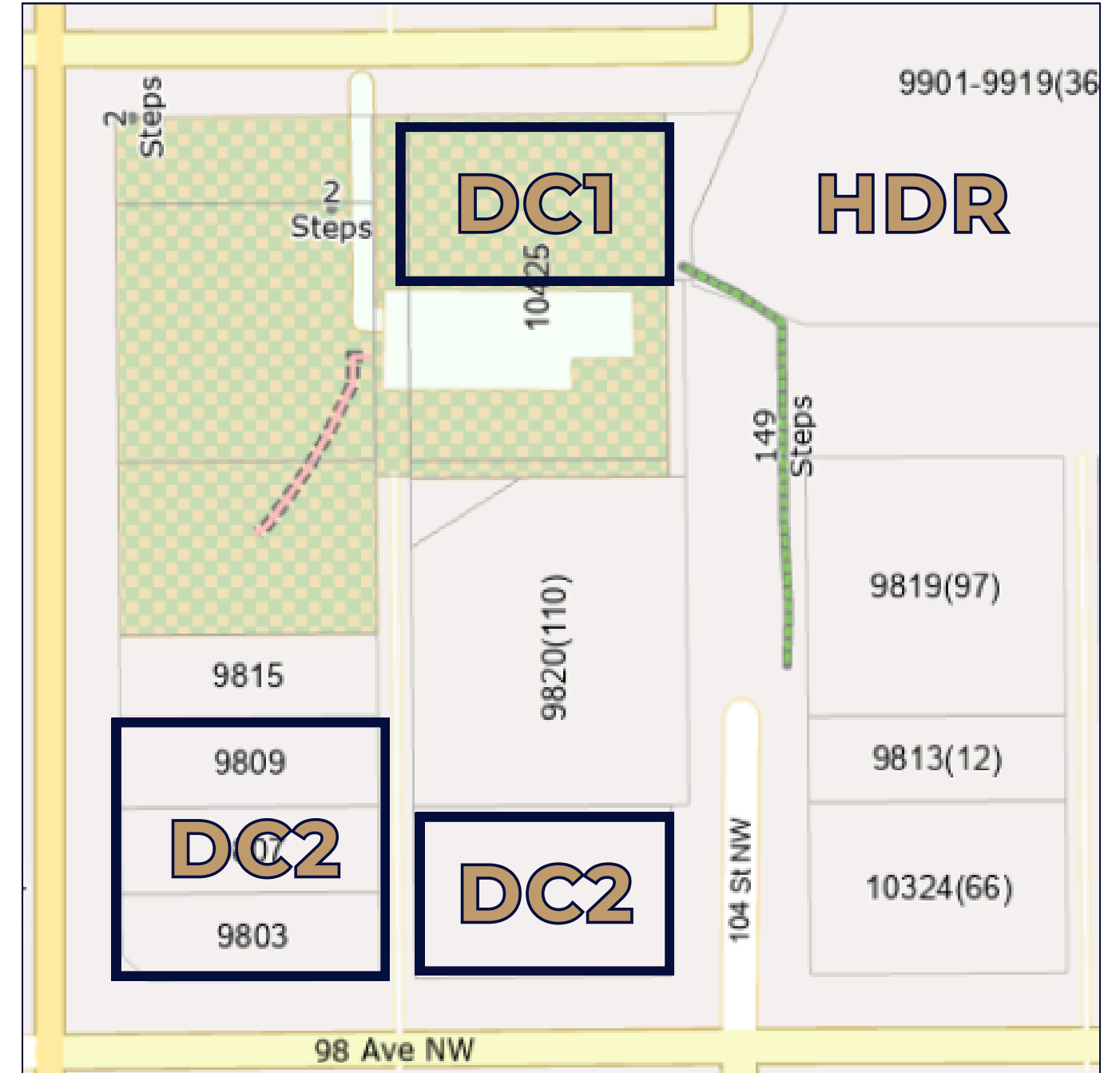
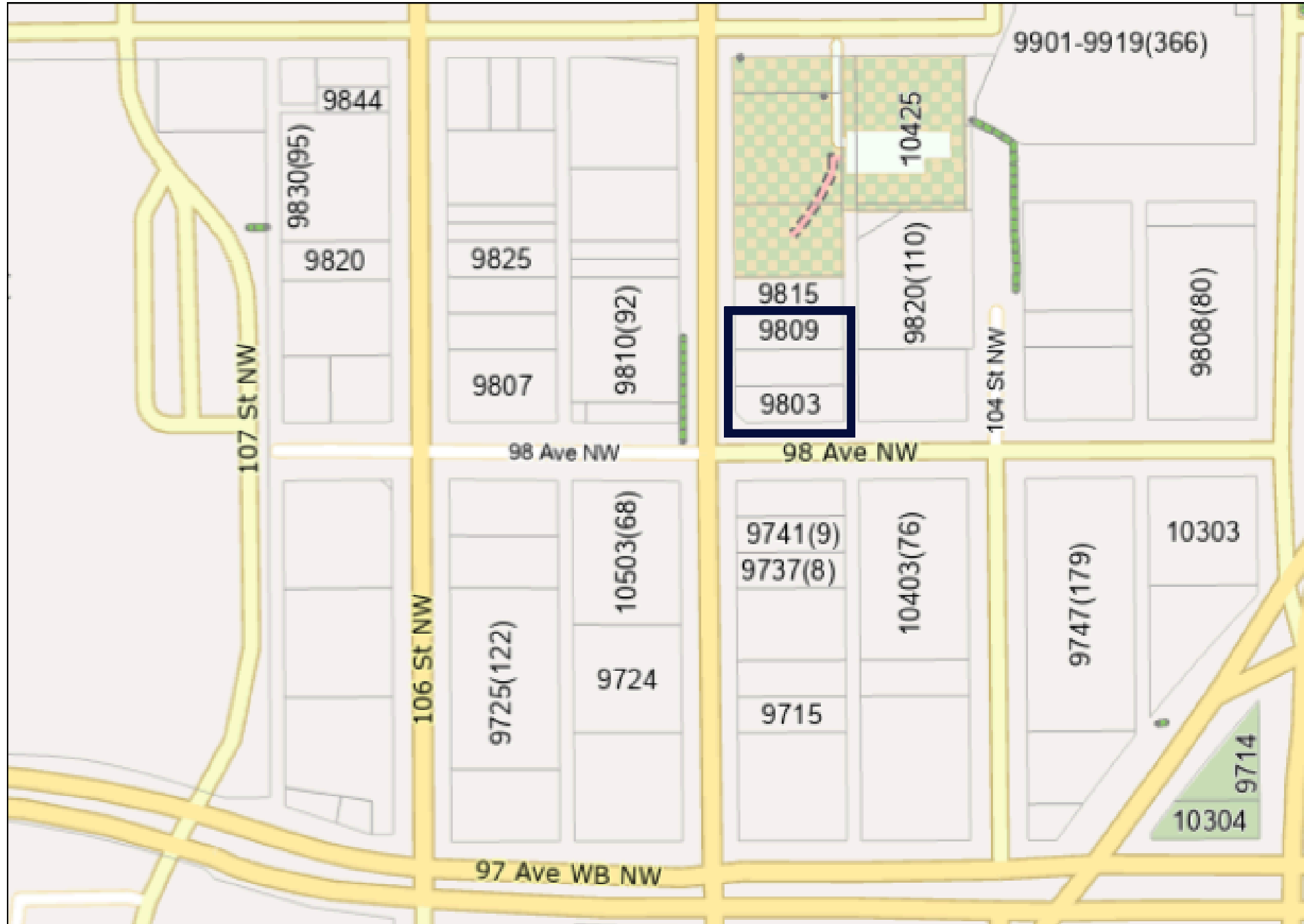


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LOT PLAN & EXISTING ZONING OVERLAY



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IN-PLACE ZONING SUMMARY

DC2.728 (DOWNTOWN CORE)

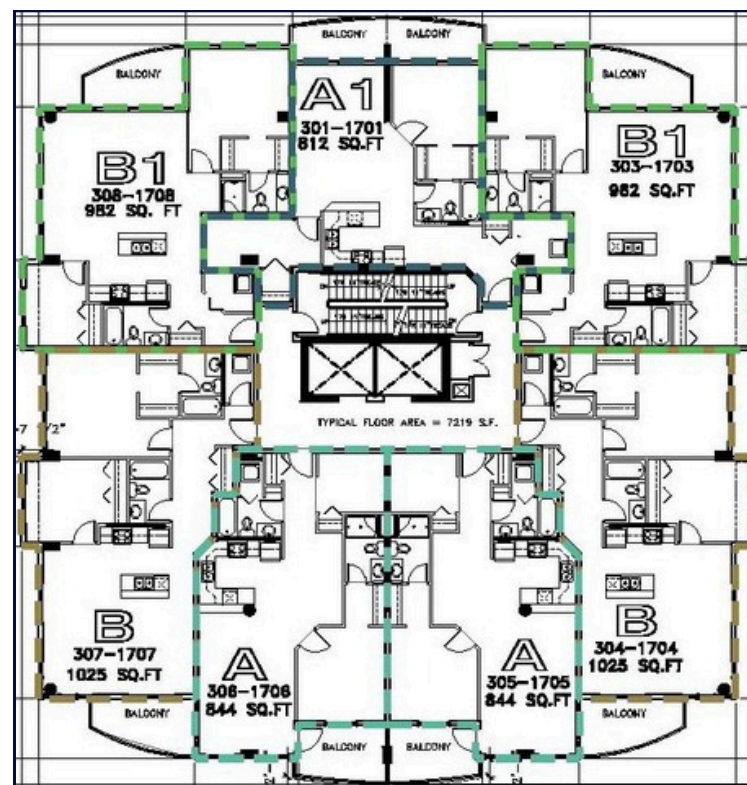
- Custom Direct Control zone permitting high-density residential development up to 26 storeys / 80 m in height and 10.4 FAR (8.4 residential + 2.0 parking).

PERMITTED USES

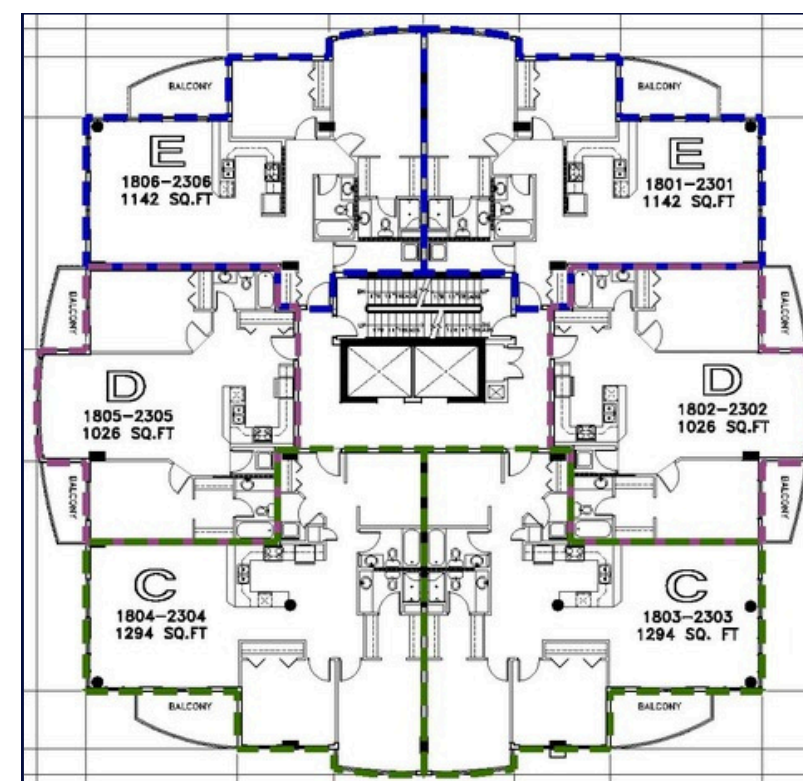
- Apartment Housing, Minor Home-Based Business, Fascia & Freestanding Signs, Residential Sales Centre.

KEY REGULATIONS

- Max Units: 159 (\approx 757 du/ha)
- Setbacks: 3 m (street sides), 5 m (alley), 0 m (north)
- Parking: Underground only
- Amenity: 7.5 m² private / 482 m² common
- Podium Height: Max 16 m (\sim 5 storeys)



FLOORS 3-17



FLOORS 18-26



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ALTERNATIVE ZONING OPTION - REZONING REQUIRED

HDR (HIGH DENSITY RESIDENTIAL ZONE)

- Standard high-density residential zone permitting mid-to high-rise apartment development with supporting commercial amenities.

PERMITTED USES

- Apartment Housing, Minor Home-Based Business, Limited Ground-Floor Commercial (e.g. convenience retail, cafés, personal service shops, professional offices), Residential Sales Centre, and On-Premises Signage.

KEY REGULATIONS

- Max FAR: 4.5 total (4.0 residential + 0.5 non-residential)
- Max Density: 500 du/ha (sites > 1,350 m²)
- Max Height: Typically, up to 45 m (≈ 12–14 storeys)
- Site Coverage: 40% (principal building)
- Setbacks: 4.5 m front / 4.5 m rear / 3.0 m side (typical)
- Amenity: 7.5 m² per dwelling (private or communal)
- Parking: Underground or surface per Section 54

REZONING PROCESS & MINOR AMENDMENT

- The City of Edmonton Planning Department has indicated that rezoning from the current DC2 to HDR would be a straightforward process. **To maximize feasibility for a six-storey wood / steel frame development, the rezoning should include a minor amendment to increase the FAR to 6.0 and site coverage to 100%.** A recent (September 2025) rezoning at 102 Avenue & 106 Street successfully achieved a four-fold increase in density under the Urban Warehouse District zone, illustrating strong precedent for this type of amendment.

ZONING COMPARISON		
Metric	Current Zoning (DC2.728)	Proposed Zoning (HDR – Amended)
Intended Form	High-rise concrete tower	Mid-rise 6-storey wood / steel frame
Max FAR	10.4 (8.4 res + 2.0 parking)	6.0 (amended from 4.5)
Site Coverage	~70%	100% (amended from 70%)
Max Height	80 m (26 storeys)	23 m (6 storeys)
Max Density (du/ha)	~757 du/ha (159 units on site)	~630 du/ha (149 units on site)
Average Unit Size (assumed)	750 sf	750 sf
Efficiency	82%	82% Total
Total Buildable Area	~237,000 sf	~137,000 sf
Total Rentable Area	~194,000 sf	~112,000 sf
Price / Buildable SF	\$12.45	\$21.50
Price / Unit	\$18,555	\$19,799

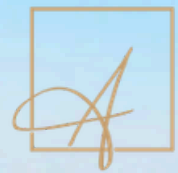


Examples of new Edmonton 6-storey MF developments

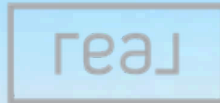


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105th Street

98th Avenue



JEREMY AMYOTTE

REALTOR® | Real Broker

(780) 232-7170 | jeremy@amyottrealestate.ca

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