

# FOR SALE

## Prime Multifamily Development Scona Land Site

Edmonton | Alberta



### CONTACT

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## THE OPPORTUNITY

**Welcome to an exceptional opportunity in Edmonton's vibrant Strathcona neighborhood!**

Presenting a prime development site comprising two lots totaling approximately 13,163 square feet, located at the corner of 94 Avenue NW and 98A Street NW, with additional frontage on Scona Road NW. Currently occupied by two single detached houses, this corner site offers immense potential for multi-unit redevelopment.

Strategically positioned just a few minutes' walk from the Muttart LRT station, residents will enjoy convenient access to public transit, enhancing connectivity and promoting an active lifestyle. Boasting a Medium Scale Residential Zone (RMh16), this property allows for the development of a four-storey building accommodating approximately 28 large residential units. Explore the possibility of rezoning to RM(h23) to maximize potential.



## PROPERTY DETAILS

Address	9825 - 94 Avenue NW & 9394 - 98A Street NW, Edmonton T6E 3W2
Legal	Lots 27, 28 & 29, Block 2, Plan 1459BA
Zoning	Medium Scale Residential (RMh16)
Plan in Effect	<u>Strathcona Area Redevelopment Plan (ARP)</u>
Existing Development	Single detached houses
Neighbourhood	Strathcona
Site Depth	±38.9m
Site Width	±27.5 - 35.0m
Site Area	1,222.9m <sup>2</sup>



## CONNECTIONS

The site is approximately 650 metres from the Muttart LRT station, which is located to the north of the site on 98 Avenue. The LRT station can be accessed on bike or on foot through the ravine trail system.

There are several bus stops nearby on the adjacent Scona Road, which is an arterial road and frequent bus route. The site is also located within a network of bike routes.



## DEVELOPMENT POTENTIAL - ZONING ANALYSIS

	RMh16 (Current Zoning)	RMh23 (Potential Up-Zoning)
Height	16.0 m	23.0 m
Min. # of Principal Dwellings	6	9
Max # of Principal Dwellings	Limited by setbacks; approx 28 <sup>(1)</sup>	Limited by setbacks; approx 37 <sup>(1)</sup>
Max. Achievable Site Coverage (m <sup>2</sup> ) as determined by minimum setbacks, for a rectangular building	±620.7 m <sup>2</sup>	±620.7 m <sup>2</sup>
Max. FAR	2.3 <sup>(2)</sup>	3.0 <sup>(2)</sup>
Max. Floor Area determined by FAR (m <sup>2</sup> )	2,812.67 m <sup>2</sup>	3,668.7 m <sup>2</sup>
West Setback	4.5 m	4.5 m
East Setback	4.5 m; 1.0 m with non-Residential Uses on the Ground Floor that form a Main Street Development <sup>(3)</sup>	4.5 m; 1.0 m with non-Residential Uses on the Ground Floor that form a Main Street Development <sup>(3)</sup>
North Setback	4.5 m; 1.0 m with non-Residential Uses on the Ground Floor that form a Main Street Development <sup>(3)</sup>	4.5 m; 1.0 m with non-Residential Uses on the Ground Floor that form a Main Street Development <sup>(3)</sup>
South Setback	3.0 m	3.0 m; 6.0 m for portions of the building greater than 16.0 m in height
Max. Building Length	80 m	80 m

1. There is no density maximum for the zone. Density is limited by the number of units that can be functionally accommodated within the maximum building size based on 80% floor plate efficiency and 80 m<sup>2</sup> (861ft<sup>2</sup>) units.

2. The maximum FAR may be increased by 0.7 where a minimum of 10% of all dwellings have a floor area greater than 100 m<sup>2</sup>, a minimum of 3 bedrooms, access to outdoor Common Amenity Area designed for children that is at least 50 m<sup>2</sup> and dedicated or enhanced bulk storage.

3. Main Street Development means human scale and people-focused development that creates an active streetfront and comfortable public realm through: building or Podium placement close to the Street; orienting buildings and main entrances towards the Street; high quality building design that provides visual interest, weather protection, and articulation to minimize the perception of massing; transparent windows along the Ground Floor to support pedestrian interaction and visible storefront displays; and locating vehicle parking underground or to the rear or side of buildings.

## LOCATION

Nestled along the winding banks of the Mill Creek Ravine, Strathcona beckons with its picturesque blend of residential charm and untouched natural beauty. Flanked by river valley parkland on three sides – to the east, west, and north – residents are treated to a seamless integration of serene surroundings and abundant outdoor recreational opportunities. With direct trail access right at the front door, every day presents a chance for adventure and exploration amidst the lush greenery.

But despite its tranquil setting, Strathcona remains remarkably connected. Just minutes away from downtown Edmonton, including notable landmarks such as the University of Alberta and vibrant Whyte Avenue, residents enjoy effortless access to a plethora of shopping, dining, and entertainment options. Here, the perfect balance of urban convenience and natural serenity converges, offering a lifestyle that's both enriching and fulfilling.



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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