



9348 105 Avenue, Edmonton

## Redevelopment Land

 **PROPERTY  
DETAILS**

Address:	9348 105 Avenue, Edmonton
Legal:	Plan RN23, Block 10, Lot 30
Zoning:	Medium Scale Residential (RM h16)
Total Size:	4,025 SF (+/-)
Property Type:	Land
Property Tax:	\$2,168.37 (2025)
Sale Price:	\$199,500.00
Possession:	Immediate

 **PROPERTY  
HIGHLIGHTS**

- Centrally located vacant corner lot with easy access to main roads including 95 Street and Jasper Avenue
- Flexible redevelopment potential
- Zoning allows for a variety of commercial businesses and community services
- Bus stop just steps away



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Corner Location



Side View



Overhead



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SHOPPING



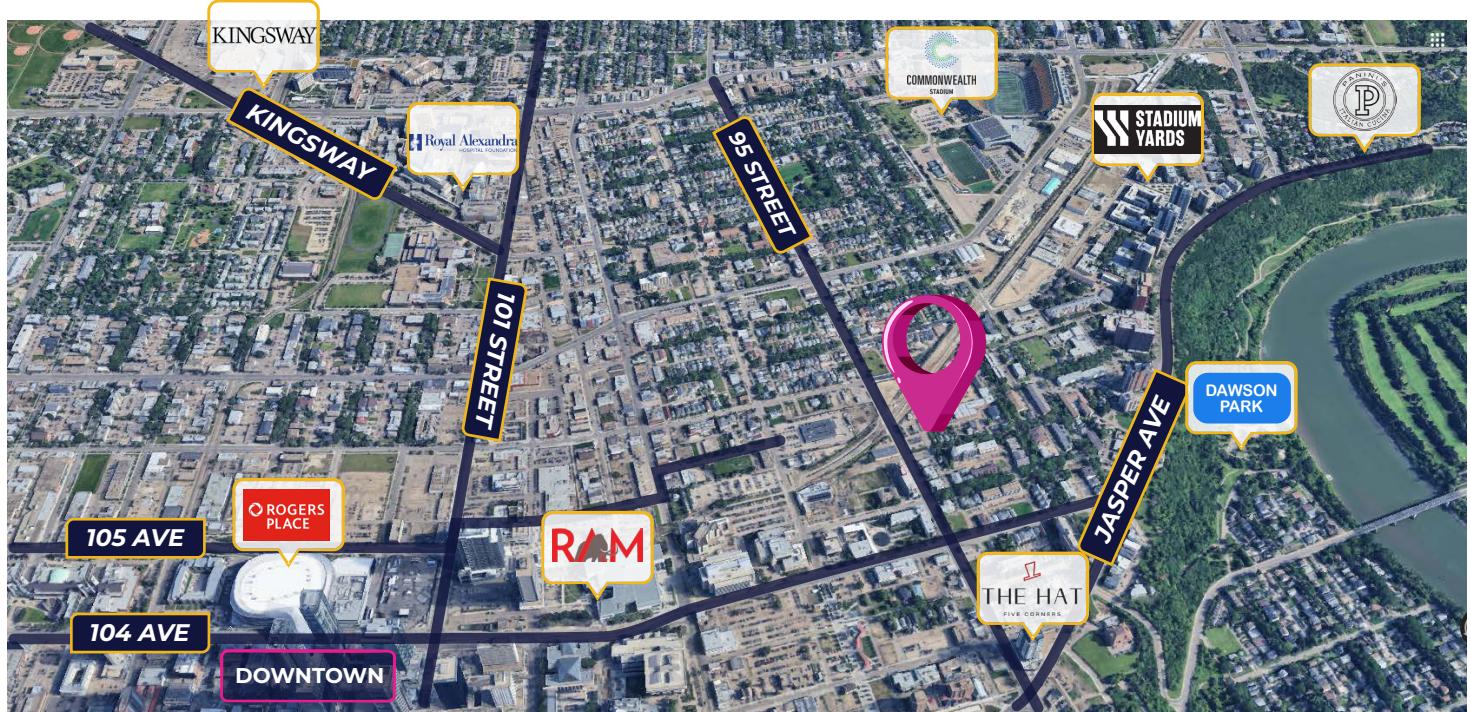
TRANSIT



BIKE FRIENDLY



DINING



- Located in the Boyle Street neighborhood with quick access to 95 Street and Jasper Avenue
- Minutes from the River Valley


**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



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