



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



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Kelly Le
Licensed Assistant
587-991-9817
kelly@aicrecommercial.com



PROPERTY PHOTOS

9348 105 Avenue, Edmonton

Properties features:



DEVELOPMENT



CORNER



Corner Location



Side View



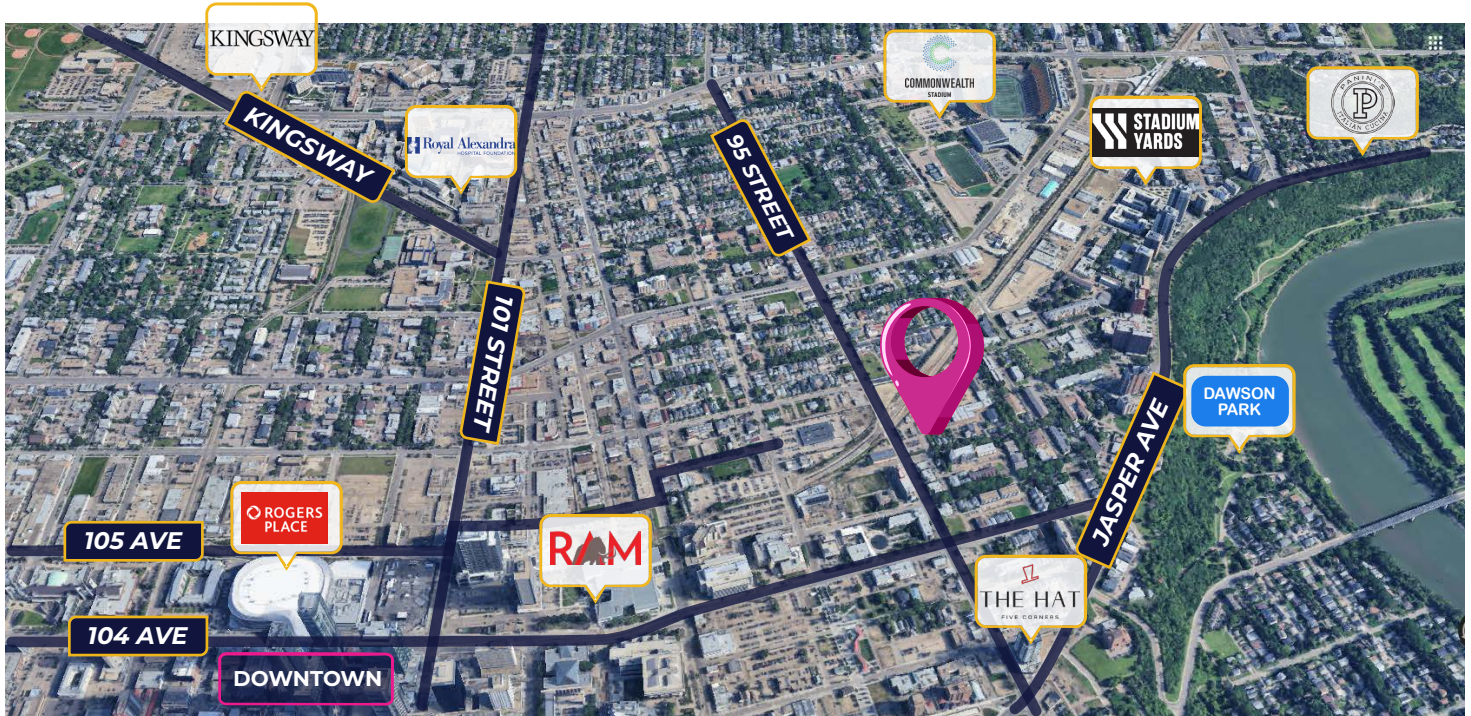
Overhead



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Kelly Le
Licensed Assistant
587-991-9817
kelly@aicrecommercial.com

Neighbourhood features:



- 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



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Kelly Le
Licensed Assistant
587-991-9817
kelly@aicrecommercial.com