

FOR SALE

±8,683 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



11050 & 11054 83 Avenue, Edmonton, AB

FUTURE REDEVELOPMENT/ INVESTMENT OPPORTUNITY

Property Highlights

- 2 lots located on the corner of 83 Ave and 111 Street
- Steps to the University of Alberta and University Station LRT stop
- Opportunity to assemble additional properties along 83 Ave
- Located within a Major Node identified in the Scona District Plan 
- Income-generating properties

#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



www.lizotterealestate.com



780.488.0888

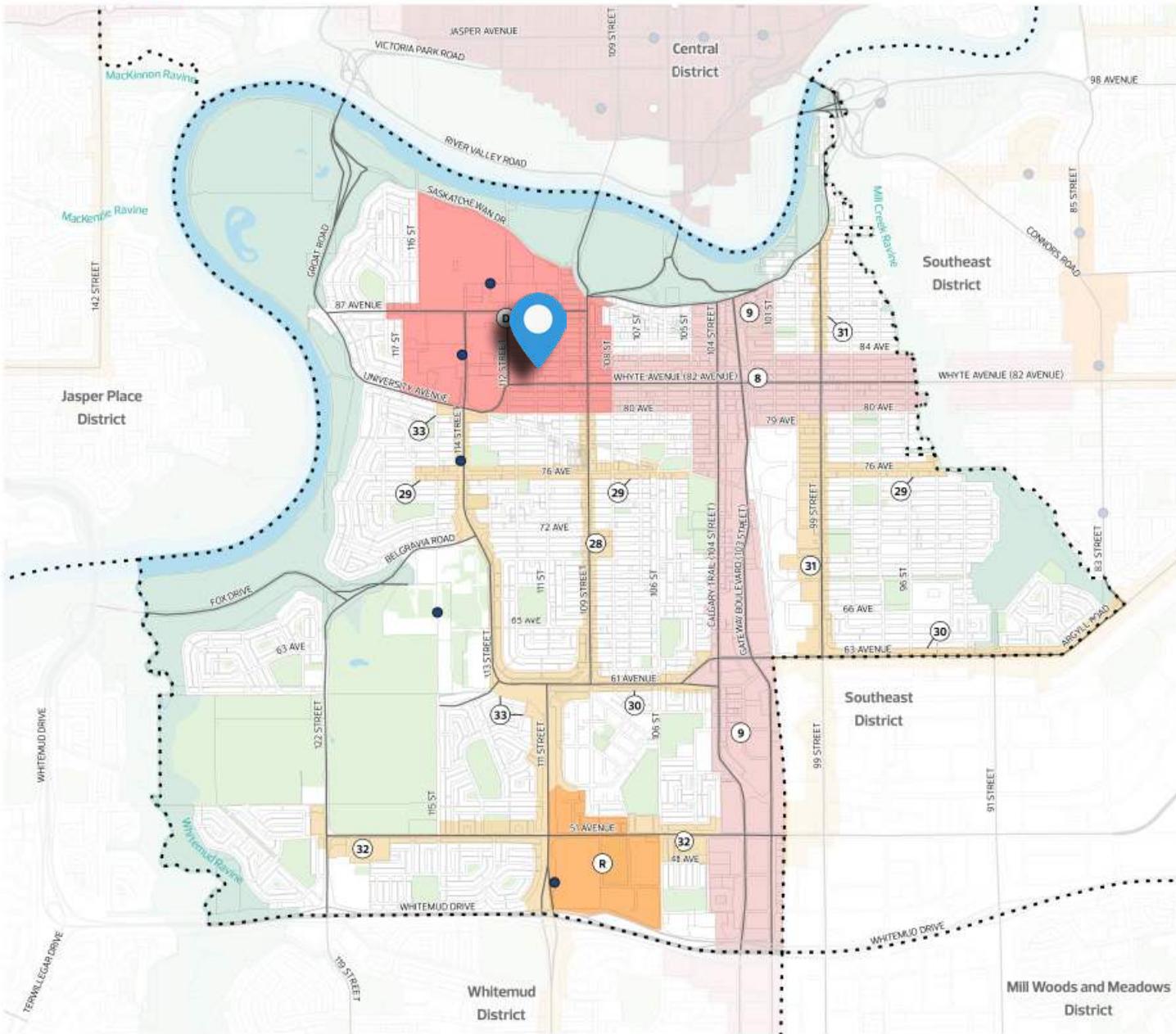
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District Plan | Scona



Map 3: Nodes and Corridors

General Information	
—	Municipal Boundary
—	Adjacent Jurisdiction Boundary
—	District Plan Boundary
—	Transportation/Utility Corridor
—	Arterial Roadway
—	Freeway/Expressway/Highway
—	Waterbody
—	North Saskatchewan River Valley and Ravine System
—	Open Area
Transit	
●	Mass Transit Station - Current
○	Mass Transit Station - Planned
Nodes and Corridors	
●	Centre City
●	Major Node
●	University-Garneau
●	District Node
●	Southgate
●	Primary Corridor
●	Whyte Avenue
●	Gateway Blvd/Calgary Trail
—	Secondary Corridor
●	109 Street
●	76 Avenue
●	Argyll Road/63 Avenue
●	99 Street
●	51 Avenue
●	111 Street/114 Street

Letter/number labels as per The City Plan

Note that some roadway alignments are conceptual. Refer to additional Plans in Effect, where applicable, for details.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.

Scale: 1:40,000

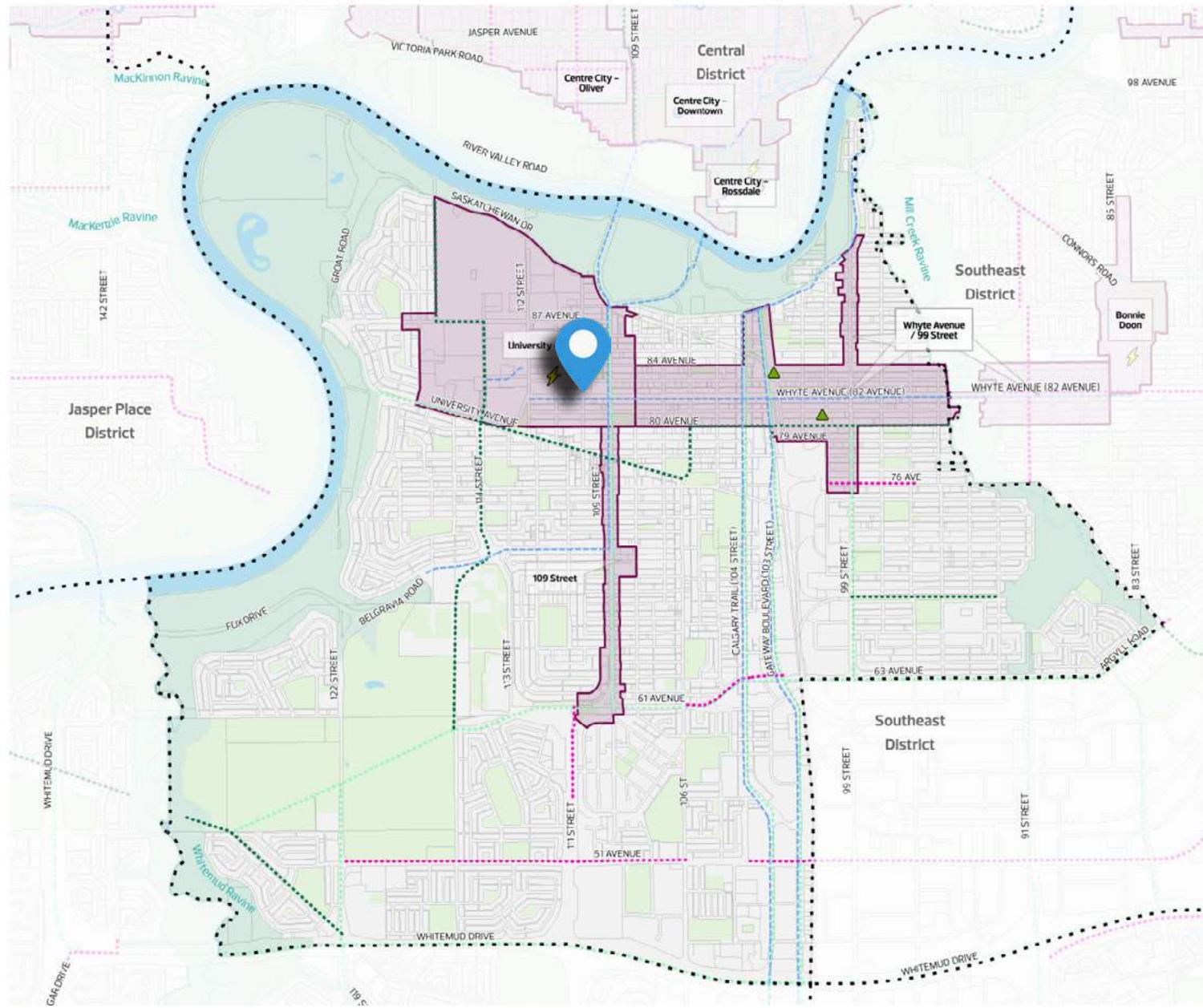
Data Updated: 2024 03 01

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District Plan | Scona



Map 2: Activating Growth to 1.25 Million

General Information

A legend box containing eight entries, each with a colored square and a label: Municipal Boundary (black), Adjacent Jurisdiction Boundary (dotted black), District Plan Boundary (dashed black), Transportation/Utility Corridor (dark grey), Waterbody (light blue), North Saskatchewan River Valley and Ravine System (light green), Open Area (pale green), and Future Non-Residential Area (tan).

Pattern Area

Redeveloping Area
Developing Area
Future Growth Area

Priority Growth Areas

- Priority Growth Area
- Planned Improvements**
 - Citywide Mass Transit – Planned
 - Mass Transit Station – Planned
 - District Connector Bike Route – Planned
 - Habitat Greenway
 - Urban Greenway

Planned Municipal Park*

-  Small (<3 ha)
-  Medium (3 ha - 10 ha)
-  Large (>10 ha)

District Energy Opportunity Areas

-  Current
-  Planned

*Small Planned Municipal Park not shown for areas with Area Structure Plans in effect.

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Property Information

Municipal Address: 11050 & 11054 83 Avenue NW, Edmonton, AB

Legal Address: Lot 15, Block 160, Plan 123A & Lot 16, Block 160, Plan 123A

Lot Size: 8,683 Sq. Ft. (+/-) *Combined 2 lots

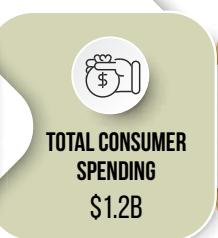
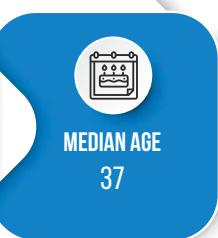
Zoning: DC1

Possession: Contact Listing Agents

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Purchase Price: Market

Demographics within 5KM



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