

# 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



780.488.0888



www.lizotterealestate.com



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



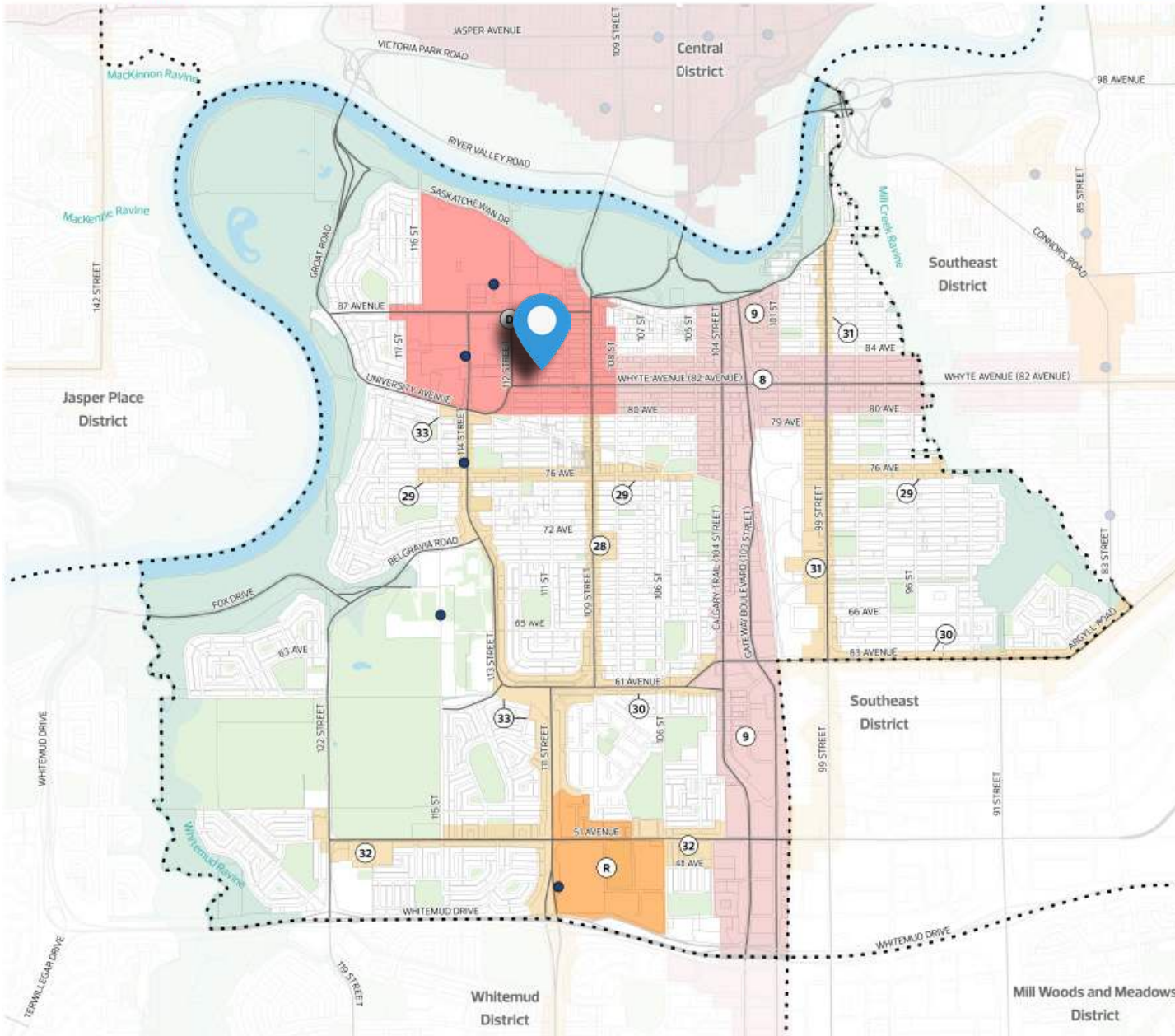
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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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

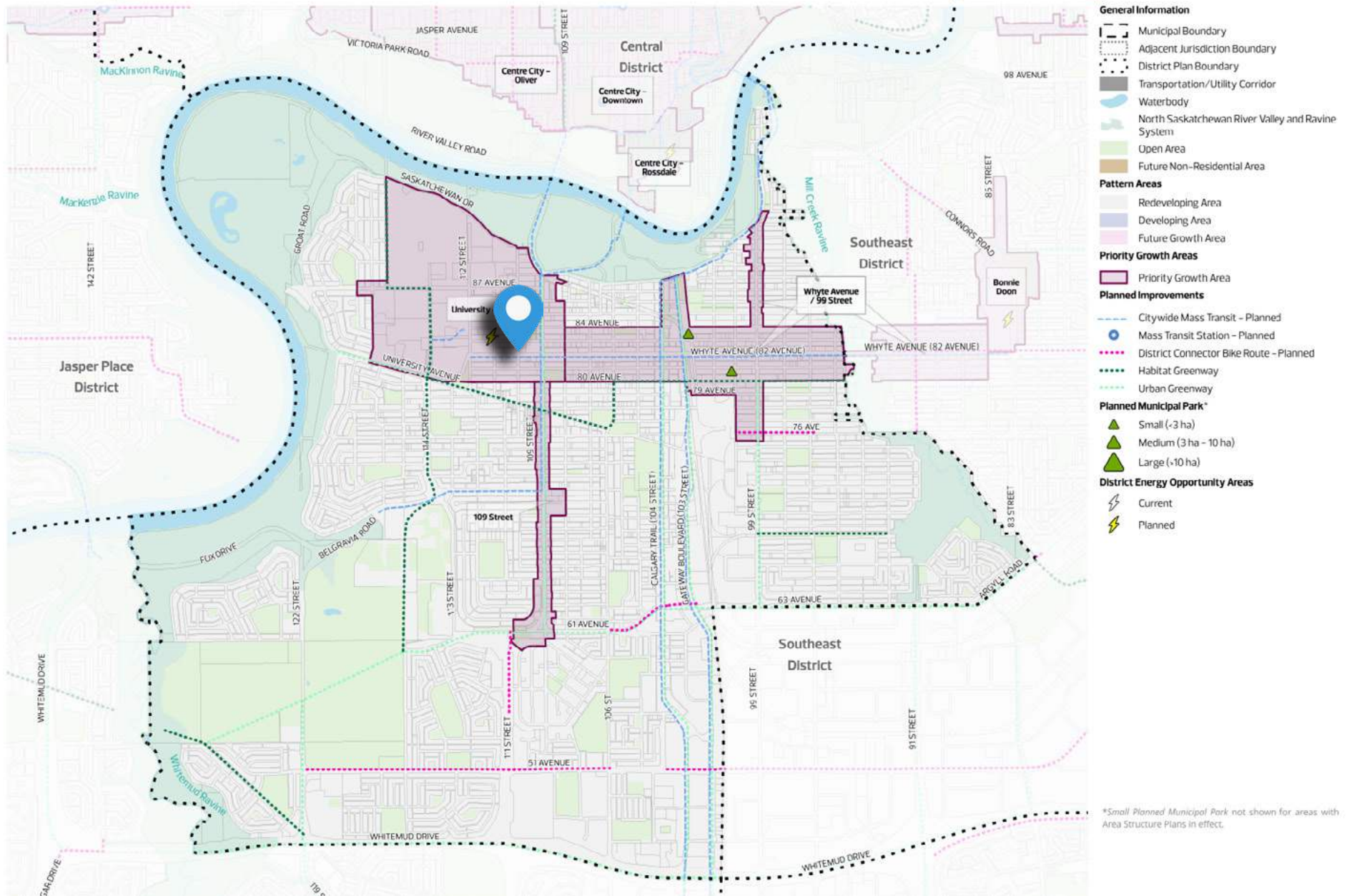
Note that some roadway alignments are conceptual. Refer to additional Plans in Effect, where applicable, for details.

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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## Map 2: Activating Growth to 1.25 Million



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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

## Contact

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## Demographics within 5KM

