

Amenity Rich Infill Opportunity

STRATHCONA REDEVELOPMENT SITE



THE OFFERING



The Strathcona Redevelopment Site (collectively the “Land” or “Site”) represents a medium-density residential redevelopment opportunity spread over 0.40 acres (17,400 SF) in the heart south central Edmonton’s Whyte Avenue area. The four-parcel Site carries multiple zonings, with the two central parcels zoned RSM h12, bookended by RM h16 parcels, allowing flexible redevelopment options.

Located along 83rd Avenue in the vibrant Strathcona neighbourhood, the Land sits on a quiet tree-lined street mere steps from bustling Whyte Avenue with all its retail, dining, and nightlife options that appeal to any taste and price point.



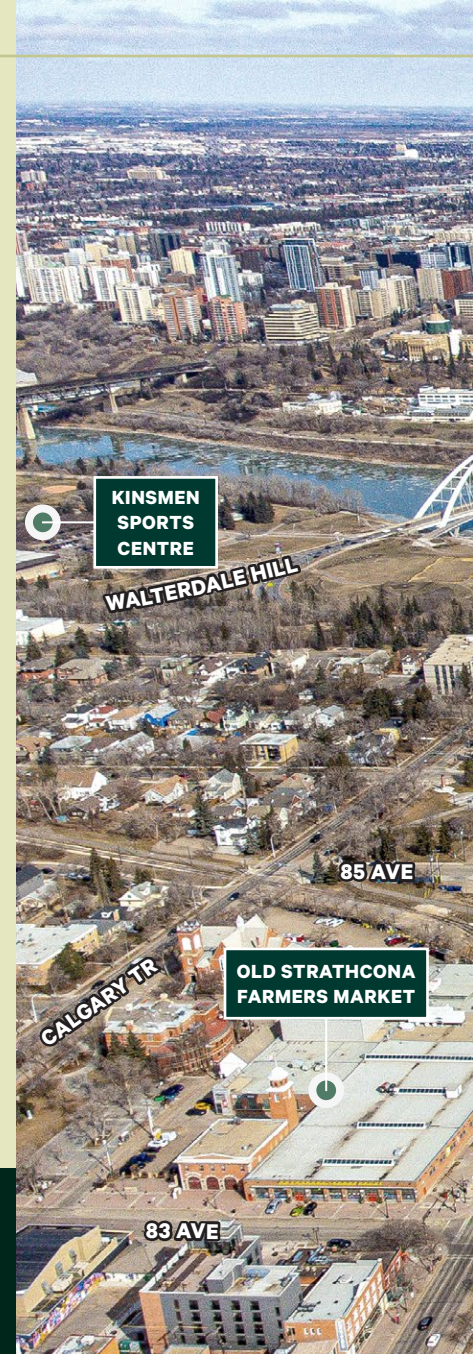
PROPERTY DETAILS

MUNICIPAL ADDRESS	10120/28/32/38 - 83 rd Avenue NW, Edmonton AB
LEGAL ADDRESS	Plan 1; Block 78; Lots 8-11
NEIGHBOURHOOD	Strathcona
SITE SIZE	17,400 SF (0.40 AC)
ZONING	Small-Medium Scale Transition Residential – RSM h12 & Medium Scale Residential – RM h16
DENSITY	(assumed all under RMh16) 16m Max Height, 2.3X FAR
ASKING PRICE	\$2,175,000.00 (\$125.00 psf)

PROPERTY OVERVIEW

The Strathcona Redevelopment Site consists of four titled parcels comprising 0.40 acres (17,400 SF) in the Strathcona neighbourhood. The Property measures approximately 130' by 134' offering a unique opportunity to re-imagine a centrally located site in a sough-after, highly walkable location.

The Property currently carries two zonings, RSM h12 and RM h16, allowing for varying scales of residential development, as well as a limited range of recreation, commerce, and employment opportunities. The Site allows for a maximum build height of 16m and max FAR of 2.3X. The Site is an excellent candidate for increased density through rezoning, aligning with City of Edmonton infill development goals.





PERMITTED USES

- Home Based Business
- Residential
- Centre City Temporary Parking
- Food and Drink Service
- Health Service
- Indoor Sales and Service
- Minor Indoor Entertainment
- Office
- Residential Sales Centre
- Child Care Service
- Community Service
- Library
- Park
- Special Event
- Urban Agriculture
- Fascia Sign
- Freestanding Sign
- Portable Sign
- Projecting Sign

LOCATION OVERVIEW

Situated along 83rd Avenue in Strathcona and, more broadly, District Whyte, the Offering provides all the necessities of urban living within a short walk or drive. The Site sits within walking distance of Whyte Avenue, one of Edmonton's main entertainment destinations.

Whyte Avenue is home to over 600 businesses, is rich in retail, dining, and nightlife offerings, and includes the Old Strathcona Farmers' Market. The Farmers' Market features a rotating roster of nearly 300 vendors, with over 130 of them selling their locally produced, artisanal products on any given Saturday. In addition, Old Strathcona and District Whyte provide a rich cultural environment hosting many of Edmonton's most prominent festivals, including the Fringe, Ice on Whyte, and the Whyte Avenue Art Walk.

PROXIMITY TO AMENITIES & ENTERTAINMENT

**WHYTE
AVENUE** 220M

3 MIN. WALK

2 MIN. DRIVE

**OLD STRATHCONA
FARMERS MARKET** 230M

3 MIN. WALK

2 MIN. DRIVE

**SAVE-ON-FOODS
GROCERY** 800M

11 MIN. WALK

5 MIN. DRIVE

**RIVER VALLEY
ACCESS** 900M

12 MIN. WALK

4 MIN. DRIVE

**NO FRILLS
GROCERY** 850M

12 MIN. WALK

6 MIN. DRIVE

**DOWNTOWN
CORE** 3.8KM

8 MIN. DRIVE

18 MIN. VIA TRANSIT

**NORQUEST
COLLEGE** 3.7M

8 MIN. DRIVE

24 MIN. VIA TRANSIT

**UNIVERSITY OF
ALBERTA HOSPITAL** 2.5KM

10 MIN. DRIVE

16 MIN. VIA TRANSIT

**UNIVERSITY
OF ALBERTA** 2.5M

11 MIN. DRIVE

17 MIN. VIA TRANSIT

**MACEWAN
UNIVERSITY** 4.2KM

11 MIN. DRIVE

27 MIN. VIA TRANSIT

**ICE
DISTRICT** 4.2M

10 MIN. DRIVE

22 MIN. VIA TRANSIT

**EDMONTON INTERNATIONAL
AIRPORT** 26.1 KM

25 MIN. DRIVE



UNIVERSITY
OF ALBERTA

The neighbourhood, and area, is highly amenitized and contains ample green space, as well as schools for children of all ages. In addition to secondary schools, three of Edmonton's top post-secondary institutions, University of Alberta, MacEwan University, and NorQuest College, are within a short drive, or transit trip, of the Site. Residents of this centrally located area are afforded the luxury of quiet neighbourhood living coupled with all the benefits offered by nearby amenities.

AMENITIES MAP

RETAIL

SCHOOL

PARK

PUBLIC FACILITY

FUTURE LRT LINE UNDER CONSTRUCTION





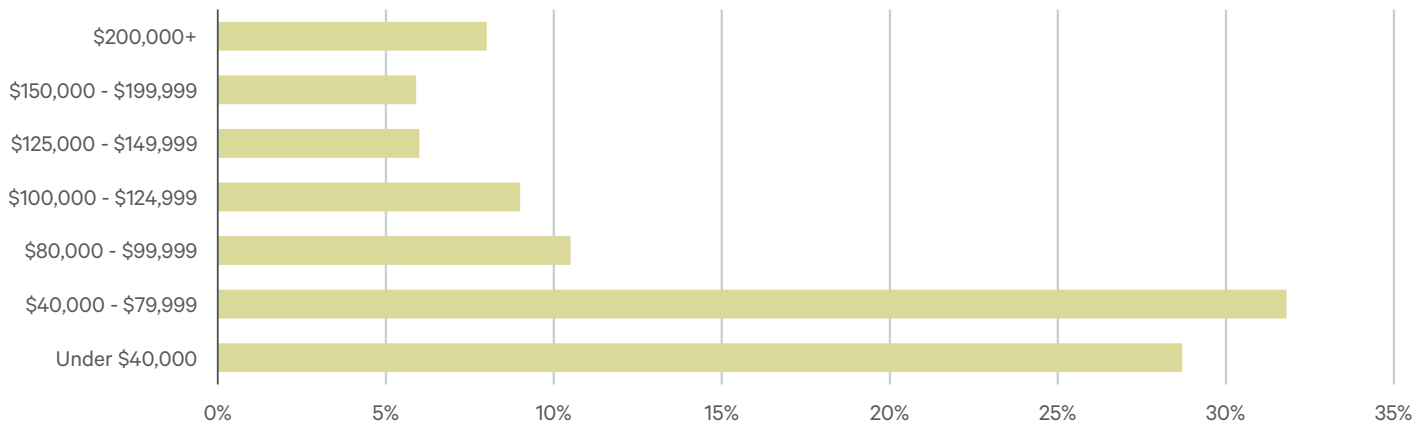
ABOUT THE AREA

Strathcona is a mature, but lively and developing, neighbourhood in south central Edmonton, bordered by Whyte Avenue to the south, the North Saskatchewan River Valley to the north, Mill Creek Ravine to the east, and Garneau and the University of Alberta to the west. Whyte Avenue boasts a plethora of entertainment and retail options for all ages and preferences, while the North Saskatchewan River Valley trails system provides a quiet reprieve with hundreds of kilometres of trails to explore.

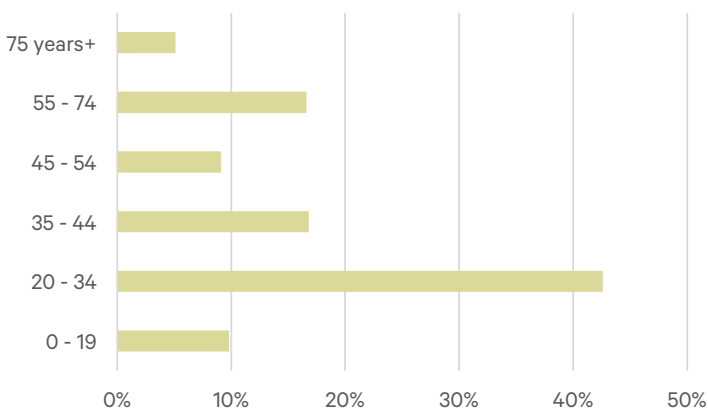
Multiple schools for children of all ages are within a 10-minute drive of the Site. King Edward Elementary School can be reached in 5 minutes on foot, or just 1 minute by car, while Queen Alexandra Elementary School is situated a short 6-minute drive southwest of the Site. Immediately southeast from there, Our Lady of Mount Carmel Catholic Elementary offers various sports programs. An 8-minute drive from the Site, Strathcona High School serves south central Edmonton and provides students with a wide range of programming, from advanced academics, to sports, to language programs.

AREA STATISTICS

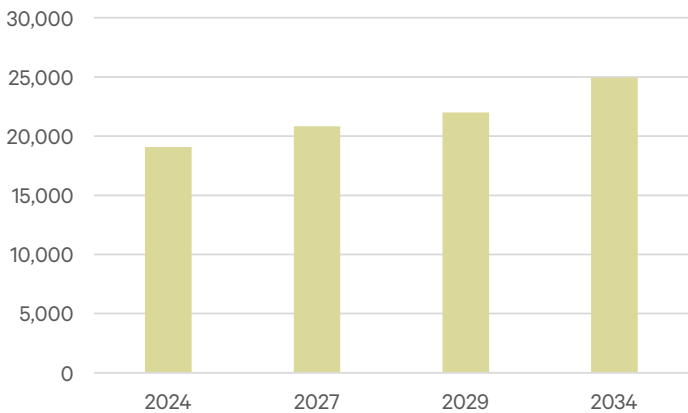
HOUSEHOLD INCOME - 2024



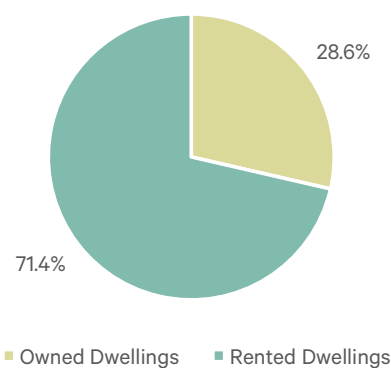
POPULATION BY AGE - 2024



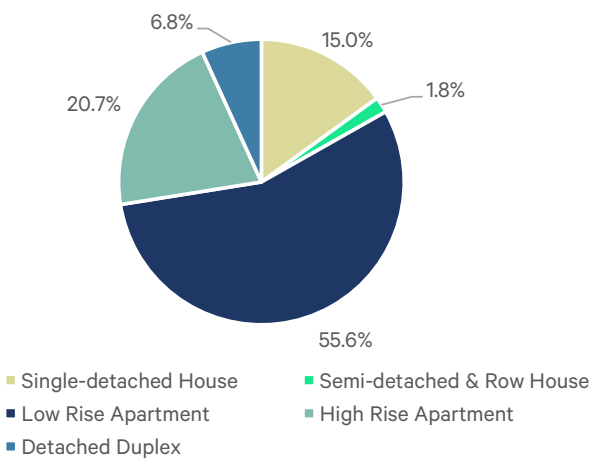
PROJECTED POPULATION GROWTH - 2024



OWNED VS. RENTED DWELLINGS - 2024



DWELLING TYPES - 2024



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