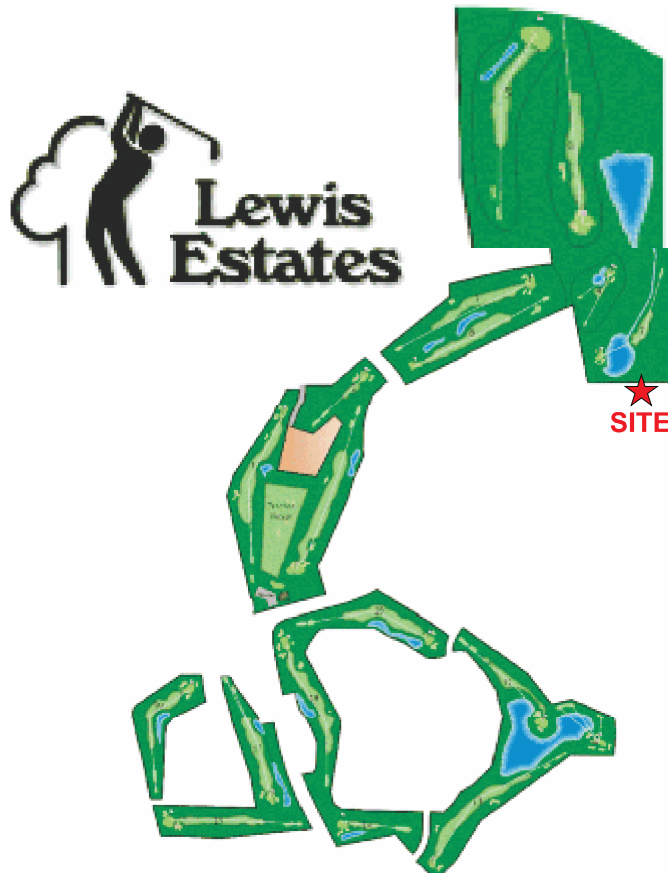


# LEWIS ESTATES

## RA8 MULTI-FAMILY DEVELOPMENT SITE



**NOW AVAILABLE  
FOR IMMEDIATE  
DEVELOPMENT-  
ROAD CONSTRUCTION  
UNDERWAY**

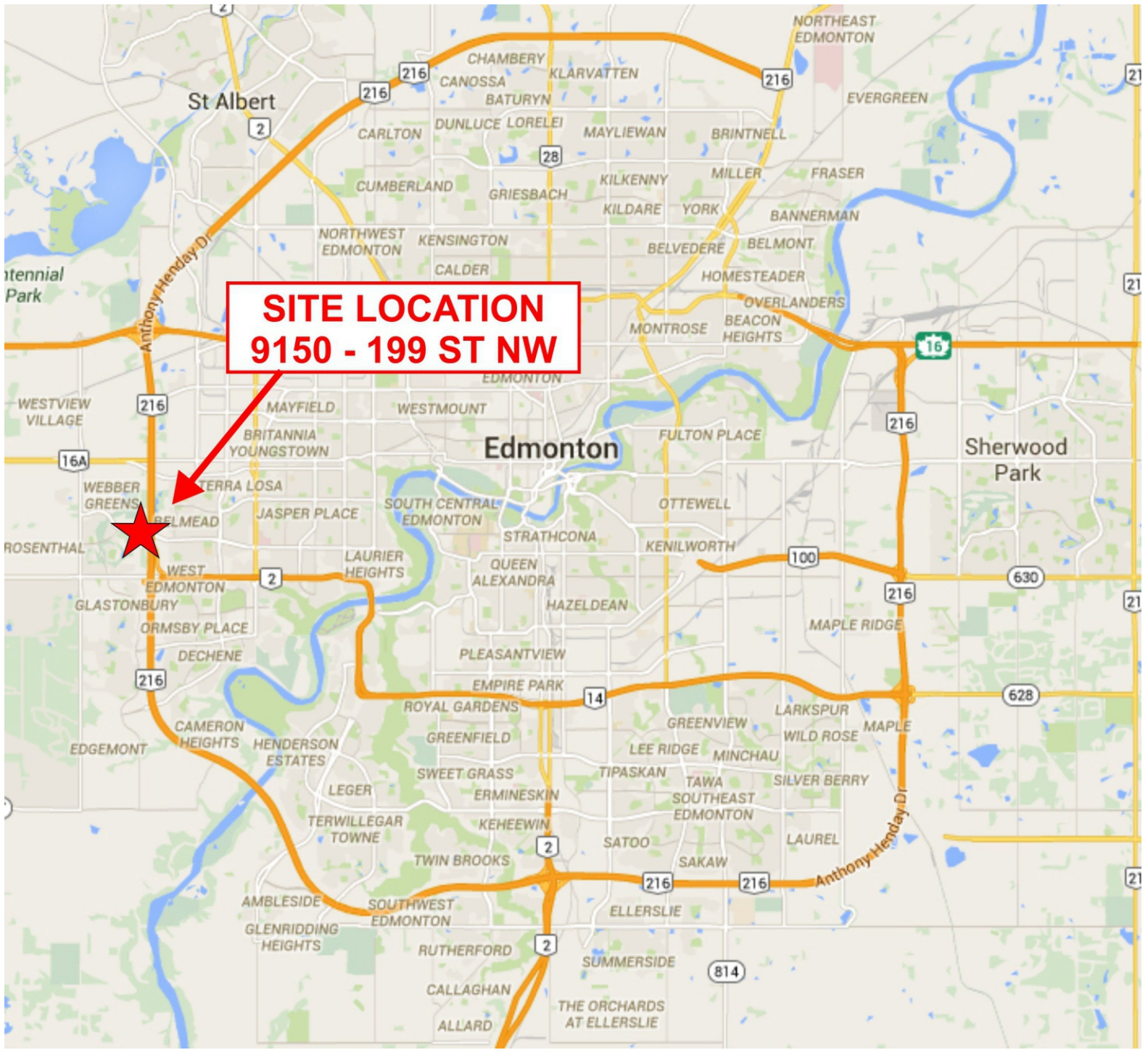
**9150 - 199 STREET  
EDMONTON, ALBERTA**

**PLAN 902061 2, LOT 1**

**LEWIS  ESTATES**



**LEWIS ESTATES DEVELOPMENT SITE  
LOCATION**



**SITE SIZE: 2.481 ACRES**

**AGENTS PROTECTED**

**LEWIS ESTATES DEVELOPMENT SITE  
FEATURES**

✓ **BORDERS LEWIS  
ESTATES GOLF COURSE**



✓ **NEXT TO LRT/  
TRANSIT CENTER**



✓ **DOWNTOWN & GOLF  
COURSE VIEWS**



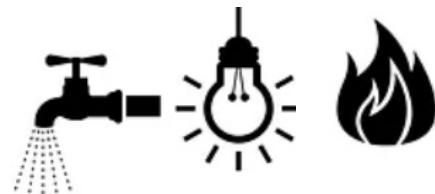
✓ **ADJACENT TO  
RETAIL & SERVICES**



✓ **RA8 ZONING, W/GROUND  
FLOOR COMMERCIAL**



✓ **UTILITIES IN PLACE**



✓ **ENVIRO/GEOTECHNICAL  
STUDIES AVAILABLE**



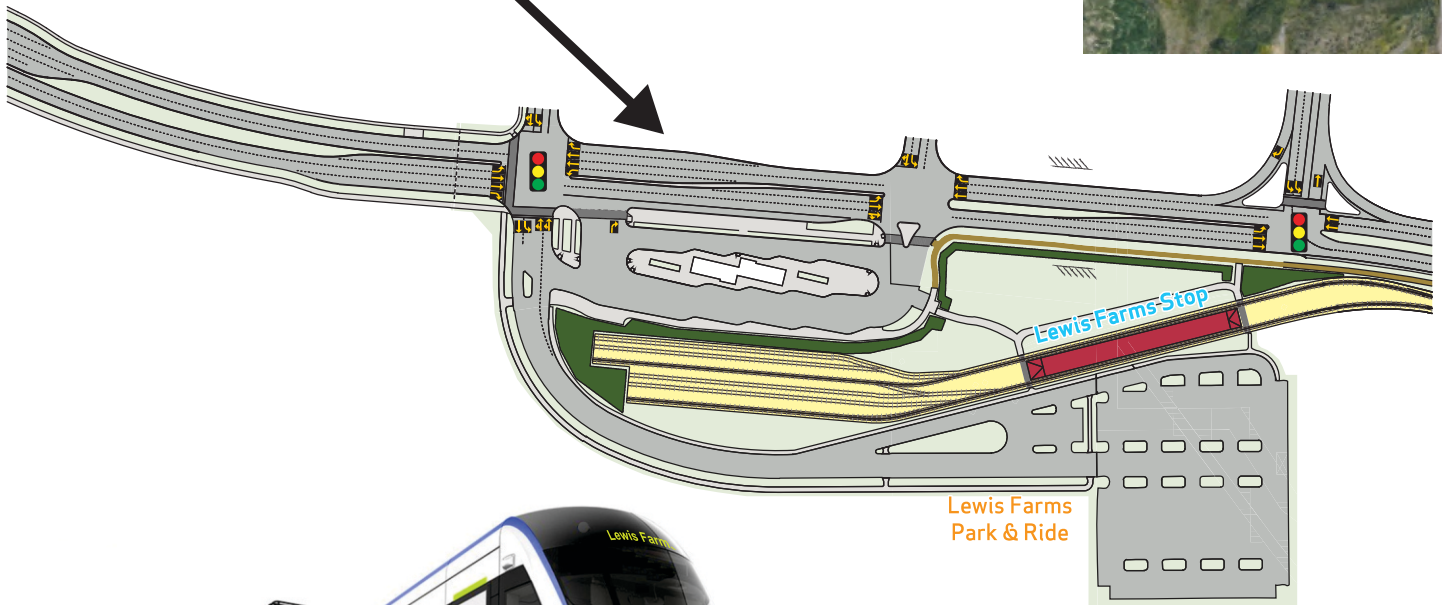
✓ **199 ST. ROAD CONSTRUCTION  
NOW UNDERWAY**



# LEWIS ESTATES DEVELOPMENT SITE LRT TRANSIT TERMINAL

**3-4 MINUTE WALK  
FROM SITE TO  
TRANSIT CENTRE**

## VALLEY LINE (IN DESIGN)



# LEWIS ESTATES DEVELOPMENT SITE AMMENITIES



## ADJACENT TO SITE:

- DAY CARE
- BROWNS GRILL & PUB
- SOBEY'S
- EDM PUBLIC LIBRARY
- LITTLE CAESARS
- PETRO-CANADA
- TIM HORTONS
- SHOPPERS DRUGS
- DAIRY QUEEN
- CIBC/RBC
- SUBWAY
- LIQUOR STORE

## 5 - 10 MINUTES:

- WEST EDMONTON MALL
- MISERCORDIA HOSPITAL
- WALMART/LOWES/SUPERSTORE
- HOME DEPOT/CDN TIRE
- SAVE-ON FOODS
- MCDONALDS
- COSTCO
- SEPARATE SCHOOL K-9
- PUBLIC SCHOOL 7-9
- RIVER CREE CASINO
- CDN BREWHOUSE PUB
- MEADOWLARK HEALTH CENTER
- FUTURE LEWIS FARMS REC CENTRE

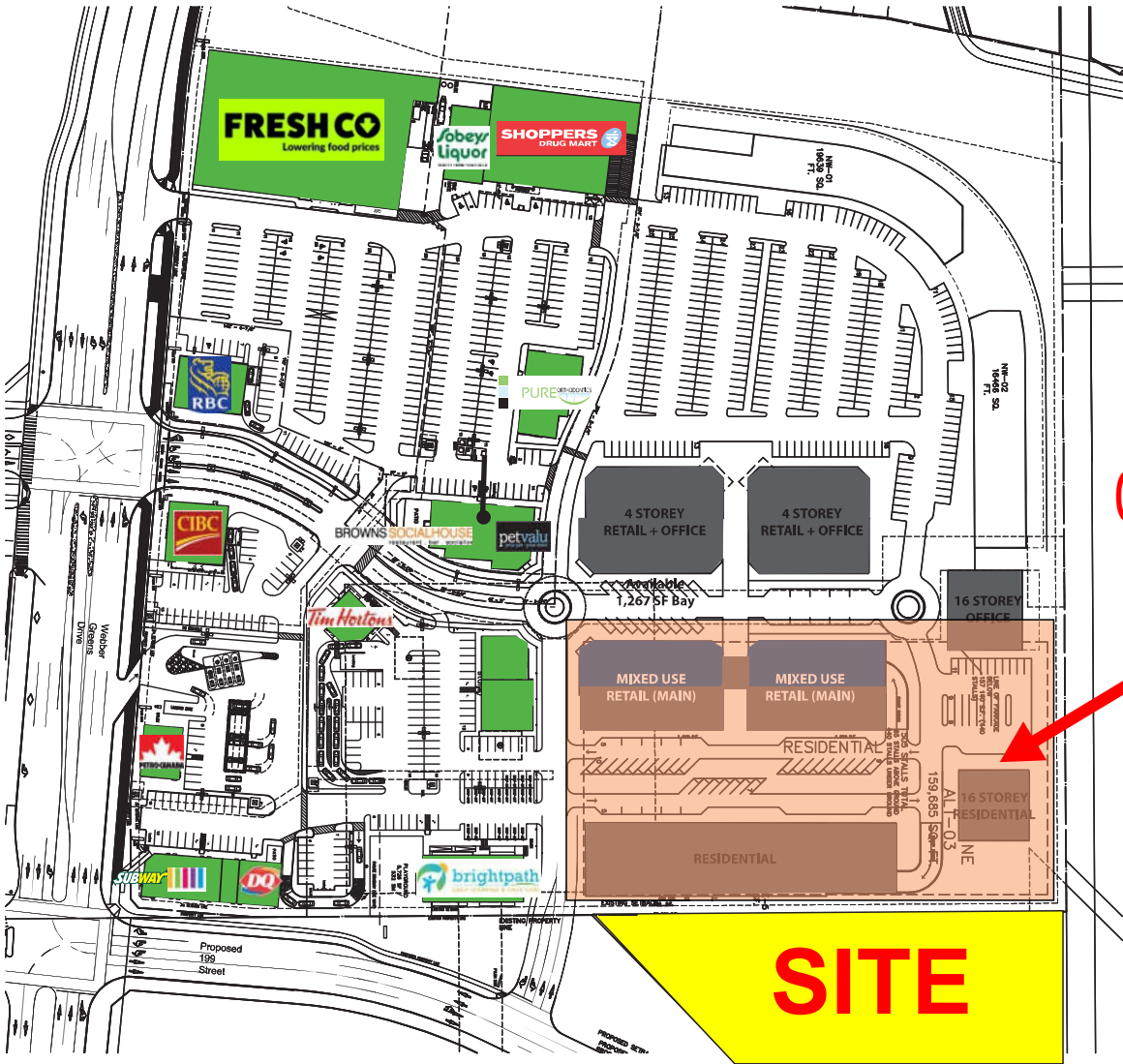
**\* TWO Daycare Facilities  
located within 20 meters of site**

# LEWIS ESTATES DEVELOPMENT SITE WEST HENDAY PROMENADE

Site Plan

## West Henday Promenade

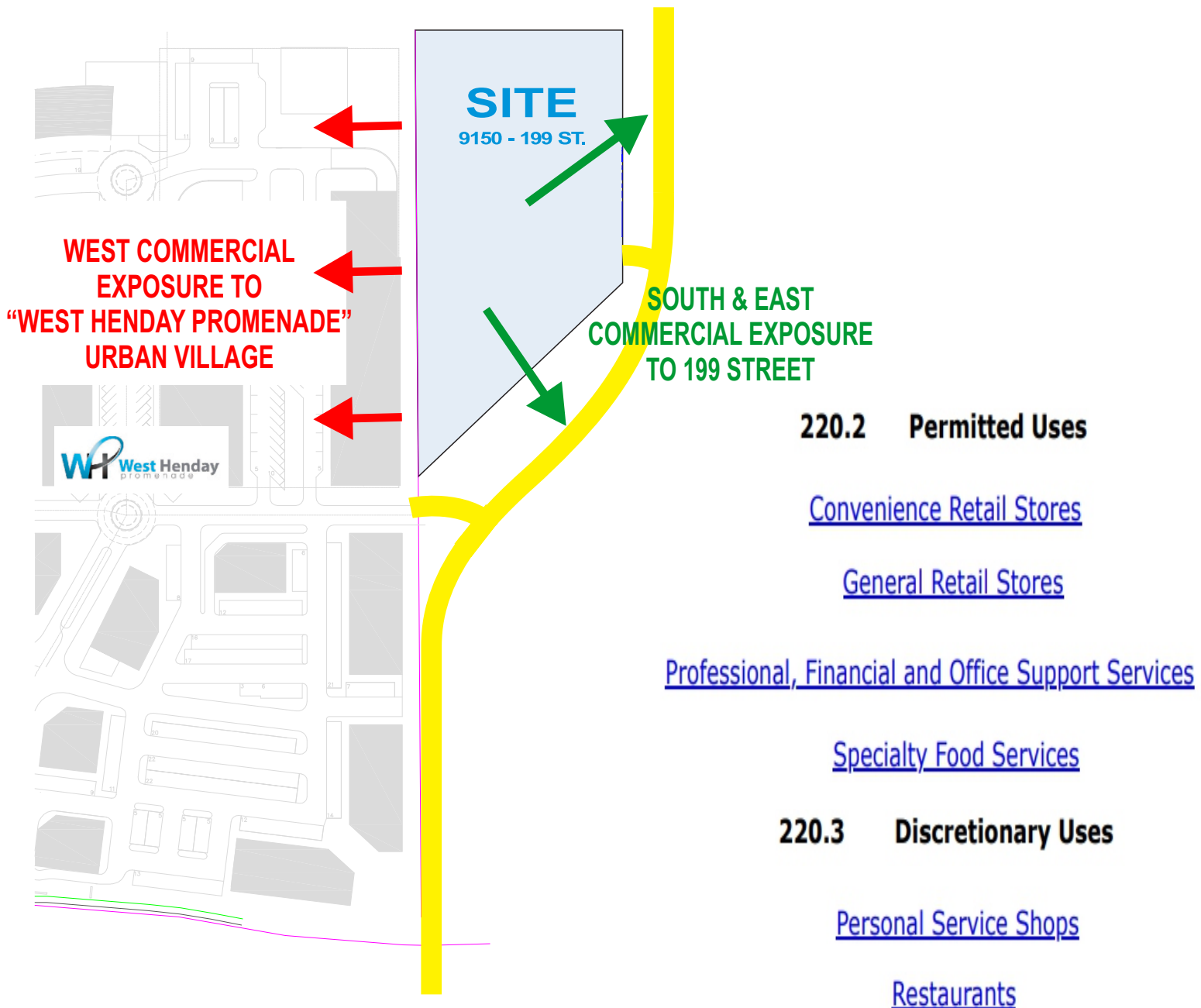
- Occupied
- Pending
- Available



4.8 ACRE  
DEVELOPMENT SITE  
CURRENTLY FOR SALE  
(MELCOR)



# EXCELLENT EXPOSURE FOR COMMERCIAL/RETAIL



## **Future Lewis Farms Community Rec Centre & Library**

**6 Minutes away: 92 Ave & Rosenthal Way**



The Lewis Farms site is being developed as a multi-purpose sports and recreational facility in anticipation of residential development in the western quadrants of Edmonton. O2 Planning + Design, as landscape architect, worked to develop a coherent and overarching overall vision, organization and layout of the site area outside of the building envelope from conceptual design to schematic design.

The multi-purpose recreation centre will house indoor sports activities, as well as a library and a community centre. The main entrance provides the opportunity to become a plaza and potential outdoor market place for the community. The outdoor sports fields is being reviewed but will likely include a number of baseball/softball diamonds, a combination soccer and football field, and a series of tennis and basketball courts.

The urban design and landscape also includes the planning and design for the arrival sequence, including walkways for the park, and circulation considerations relating to pedestrian, public transit and private vehicle users, parking, and servicing. O2 worked to bring back the original natural landscape of this region by emulating the Parkland natural subregion landscape through the use of native plants and plant communities.

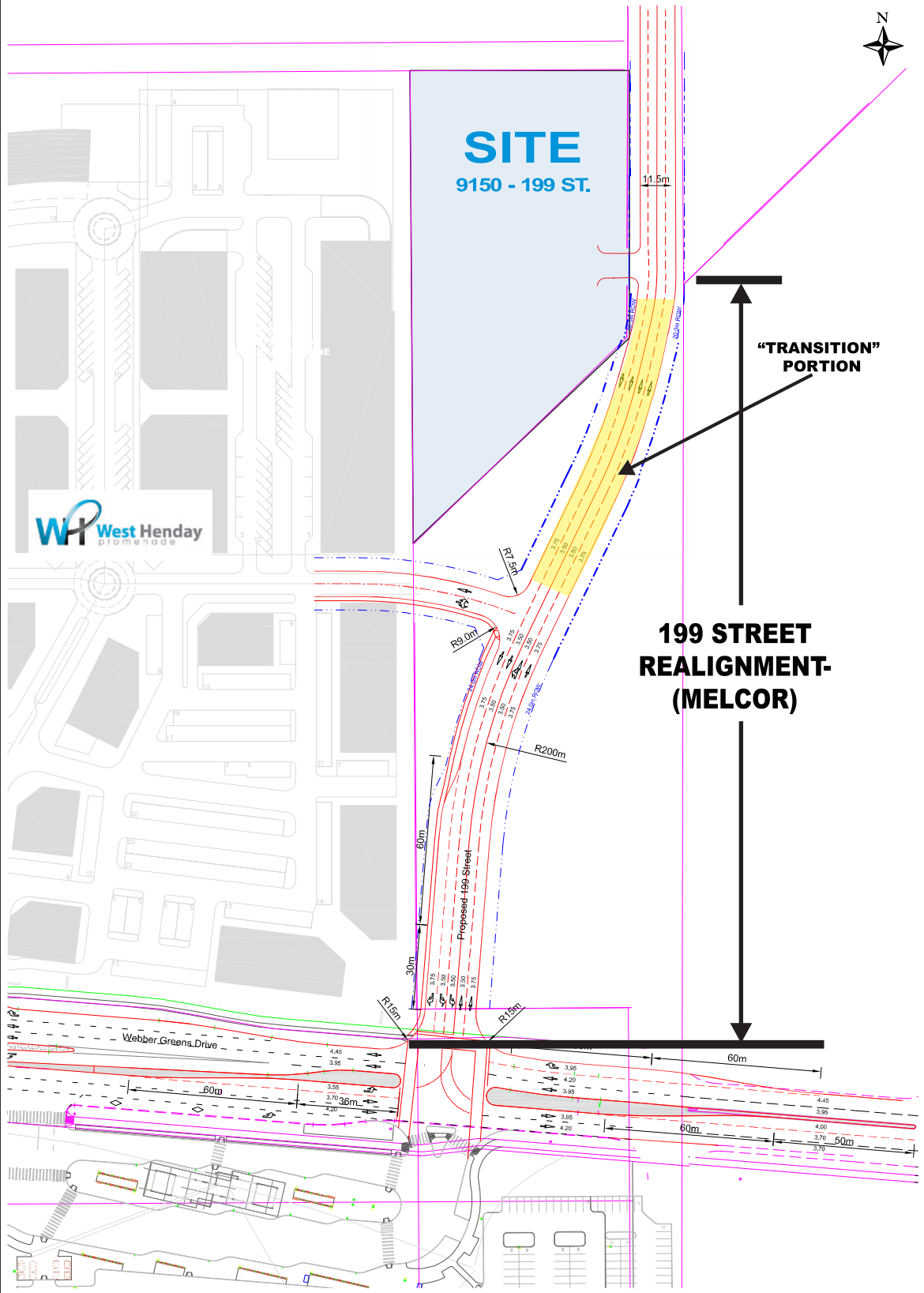


# LEWIS ESTATES DEVELOPMENT SITE ROADWAY IMPROVEMENTS

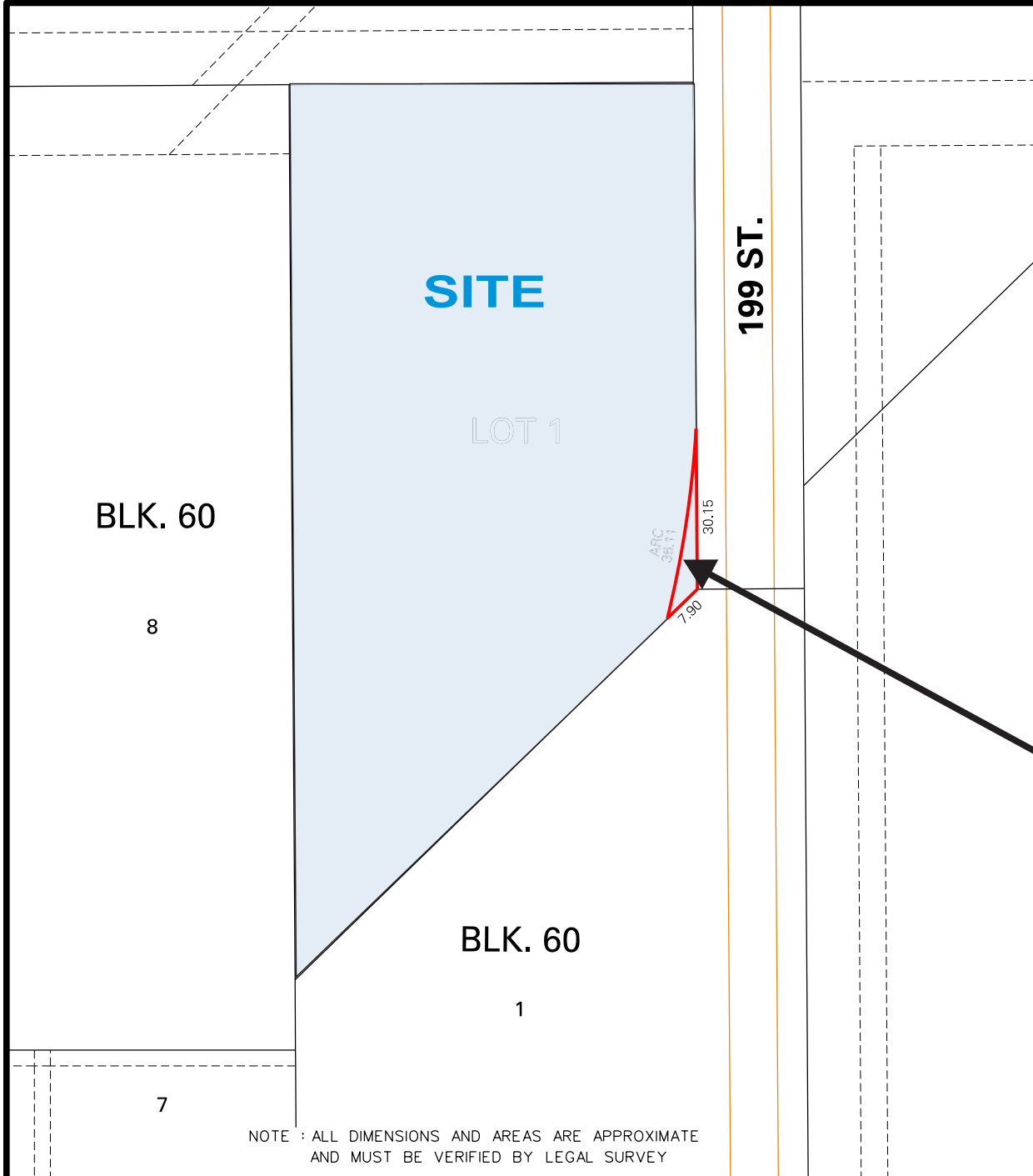
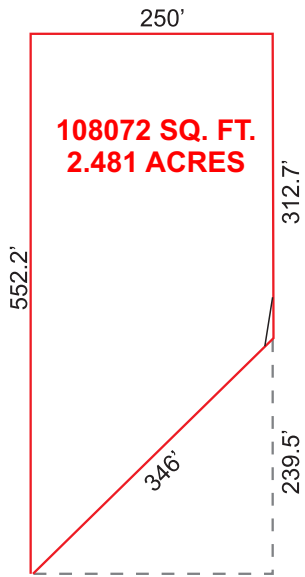


# LEWIS ESTATES DEVELOPMENT SITE 199 STREET REALIGNMENT

P:13113.13 - Suder Greens DC1\CAD\199 Street Concept\Webber Greens Drive & 199 Street Intersection Options (May 27 11).dwg



# LEWIS ESTATES DEVELOPMENT SITE CORNER CUT



**CORNER CUT  
REQUIRED FOR  
ROADWAY  
(TO BE DEDICATED  
TO CITY) - APPROX  
70 SQ METERS**

NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE  
AND MUST BE VERIFIED BY LEGAL SURVEY



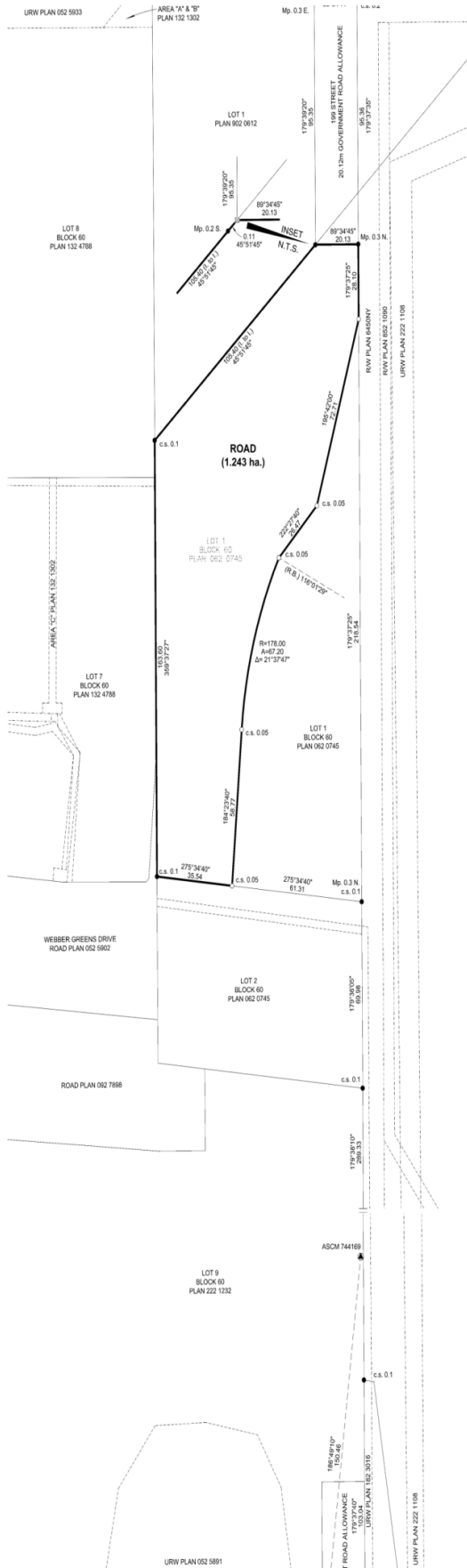
REAL ESTATE  
FINANCIAL AND  
CORPORATE SERVICES

**SUBJECT AREA**  
(APPROX. AREA = 0.007 ha)

LEGAL: SUDER GREENS - PORTION OF  
LOT 1, PLAN 902 0612



# LEWIS ESTATES DEVELOPMENT SITE ROAD ALLOWANCE



N.W. 1/4 Sec.29 Rwp.52 Rge.25 W.4M.  
TRANSPORTATION UTILITY CORRIDOR R/W PLAN 882 0577



Connie Petersen, ALS

Surveyed between the dates of day of June 14 and June 23, 2022 in accordance with the provisions of the Survey Act.

### Legend

- Geo-Reference Point: ○ RP
- Alberta Survey Control Marker: ●
- Iron Post Fouch: ●
- Iron Post Placed: ●
- Non-Monumented Position: □

### Notes

Distances are ground and are shown in metres and decimals thereof.  
Bearings are NAD 83 3TM Grid referred to Centre Meridian of 114° West and are derived from GNSS Observations.  
Geo-Reference Point: N 582098.622 E 22246.736  
Combined scale factor: 0.999991  
All placed Iron Posts are at surface unless noted otherwise.  
Areas to be registered shown outlined thick.  
and contain: 1.243 ha.

### Abbreviations

- Tilt - 3-degree Transverse Meridian
- c.s. - contourmark
- E - East
- Est. - Established
- Fd. - found
- ha - hectare
- L - non post
- M - mention
- Mk. - mark
- Mkt. - marked
- N - North
- NAD - North American Datum
- Pl. - Placed
- Pl. - Radial Bearing
- Rst. - Restored
- Rpt. - range
- RP - Reference Point
- Sec. - section
- Twp. - township
- W - west

CITY OF EDMONTON

Plan Showing Survey of

## ROAD

Affecting

LOT 1, BLOCK 60, PLAN 062 0745

WITHIN

N.E. 1/4 Sec.30 Twp.52 Rge.25 W.4M.