

# Gallery Walk Development Lands

12302 JASPER AVE  
EDMONTON, AB

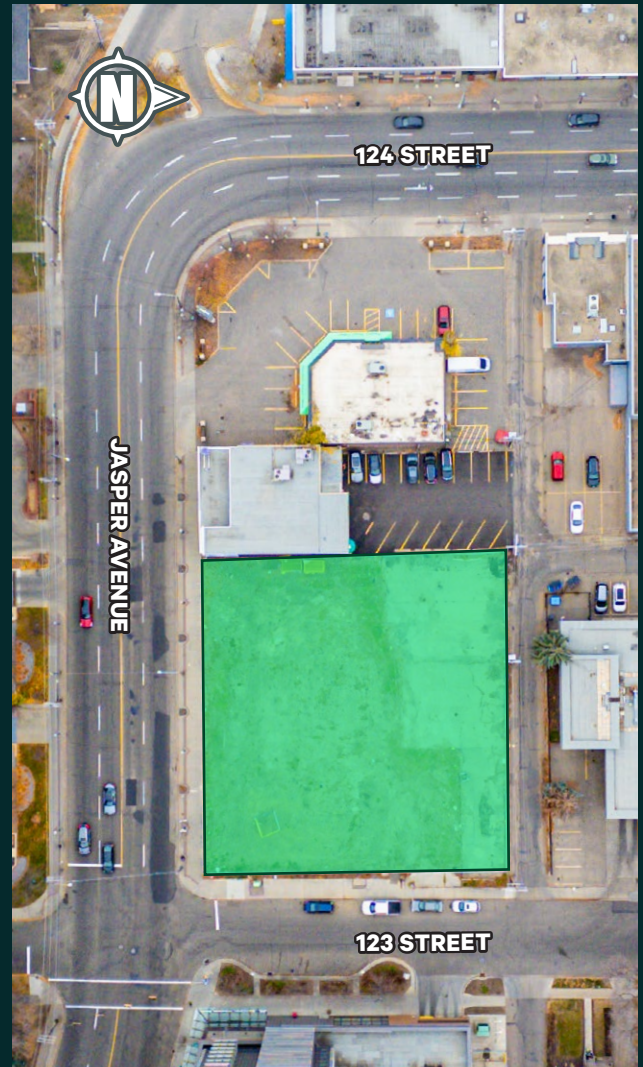
23,985 SF in the West Village





# Property Highlights

- + This 23,985 SF (0.55 acre) parcel is prominently located on the northwest corner of 123 Street and Jasper Avenue, just a block from the southern terminus of the 124th Street arts, culture and entertainment district. This location is at the confluence of Glenora, Oliver, and Westmount, some of Edmonton's most affluent and exclusive neighbourhoods, and is consistently ranked as one of the most desirable places to live in the city.
- + Currently zoned DC2.1090 – Site Specific Development Control Provision, the site accommodates the development of a mixed-use building comprised of a podium and tower with ground-oriented uses along Jasper Avenue and 123 Street that promote a walkable and vibrant public realm.



## Drive & Walk Times

2 MIN

WALK

To Safeway

6 MIN

WALK

To River Valley Access

8 MIN

WALK

To Future 124<sup>th</sup> Street LRT Station

3 MIN

DRIVE

To Brewery District

8 MIN

Drive

To MacEwan University

9 MIN

Drive

To University of Alberta & University Hospital

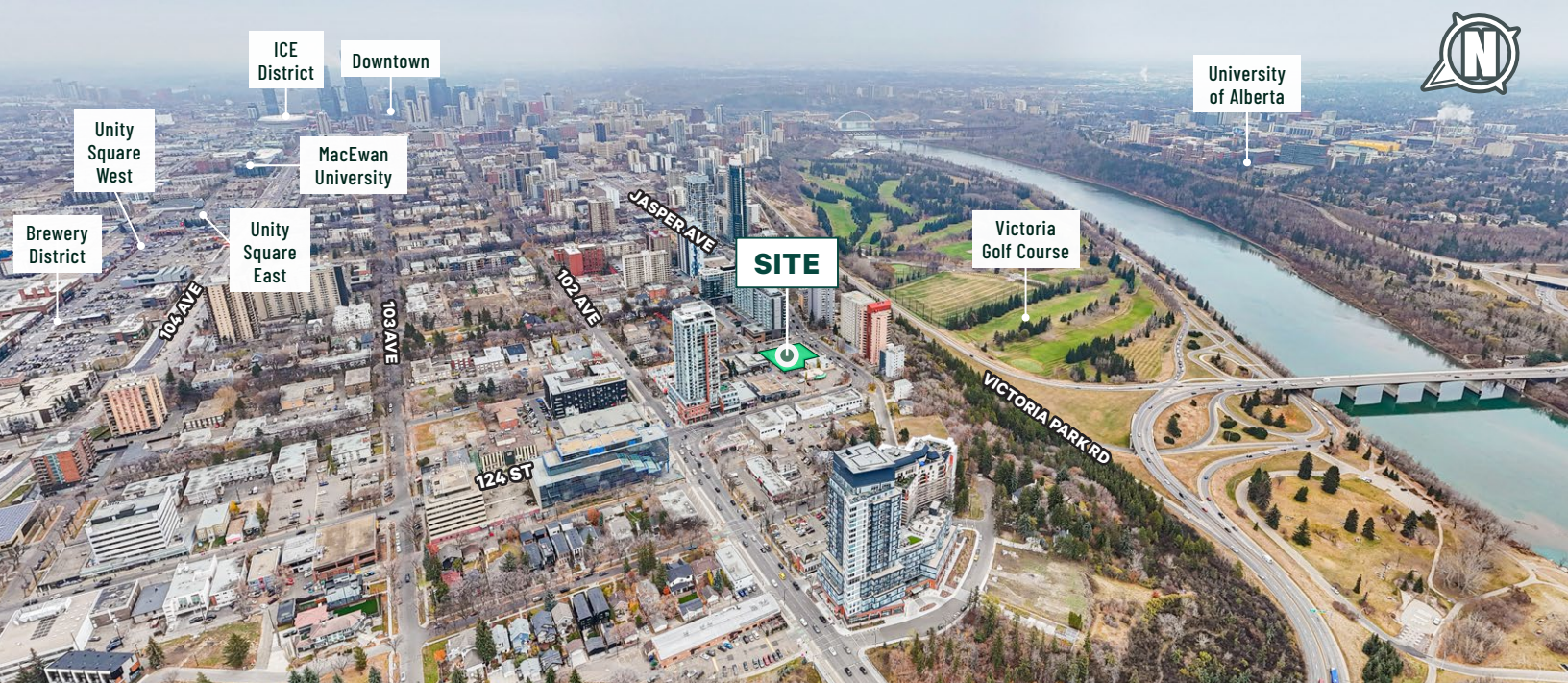
# Property Details

Municipal Address	12302 Jasper Avenue, Edmonton, AB
Legal Address	Plan: RN22; Block: 19; Lots: 18, 19 & 20
Neighbourhood	Oliver
Zoning	DC2.1090
Site Size	23,985 SF
MAX GFA	253,824 SF
Max Height	99m
Max Units	305
List Price	\$3,600,000 (\$150 PSF)

## About The Area

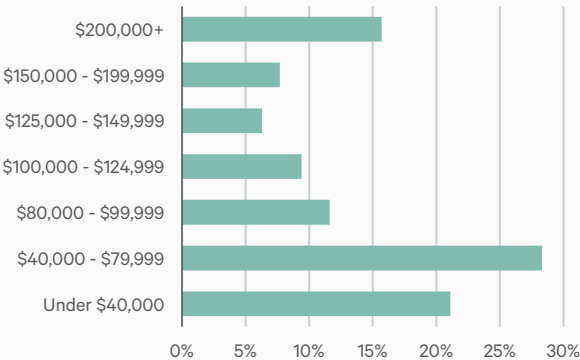
Located in the amenity rich Oliver Neighbourhood adjacent to the 124th Street corridor, the Property is within walking distance of over 50 restaurants, 12 art galleries, and 30 specialty fashion, accessory, and décor retailers. Located a few steps to the east along Jasper Avenue is a full-service urban grocery store rounding out the retail offerings and providing a truly walkable urban lifestyle.

This exceptional location also offers excellent proximity to lifestyle and fitness amenities being just minutes from Royal Mayfair Golf Club, Victoria Golf Course, and the Royal Glenora Club. Nearby walking and bike paths connect residents to the 160 km trail system spanning the North Saskatchewan River Valley. Future residents of Property will enjoy the convenience of urban living with access to a new Light Rail Transit (LRT) line located just 600m (8 min walk) north of the property. Once operational, the train will provide access to Edmonton's main education and entertainment hubs including the University of Alberta and Hospital Campus, Royal Alexandra Hospital, West Edmonton Mall, the downtown core, Northern Alberta Institute of Technology, Rogers Place, and Ice District.

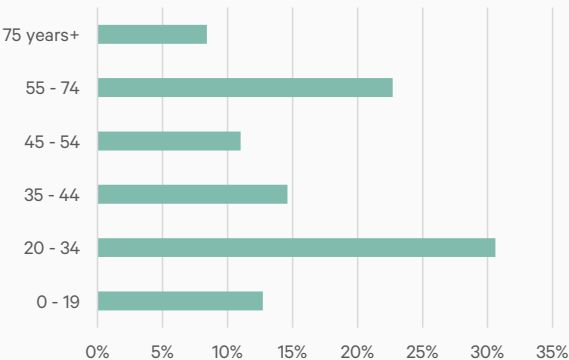


# Neighbourhood Overview

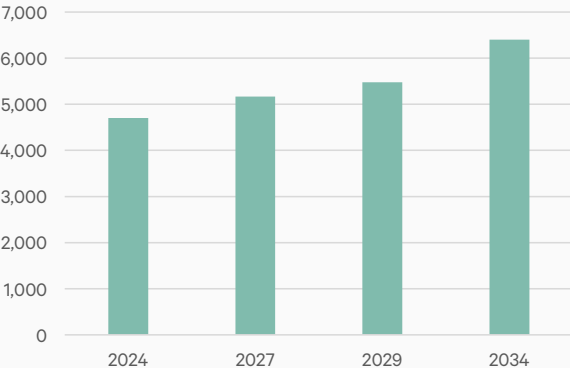
Household Income Breakdown (2024)



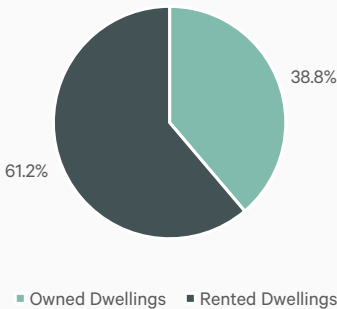
Population by Age (2024)



Population Growth Projection (2024-2034F)



Occupied Dwellings (2024)



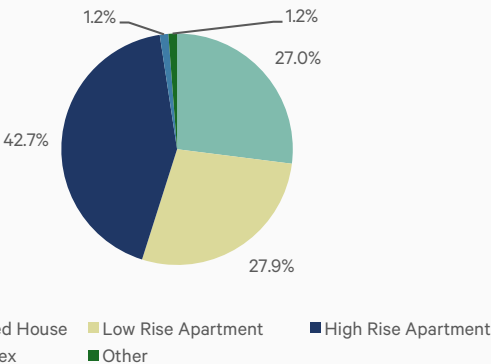
2024 Average Household Income

\$137,745

2024 Median Age

39.2 Years

Dwelling Types (2024)





# Amenities Map





# Gallery Walk

12302 Jasper Avenue, Edmonton, AB

# For Sale



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