

FOR SALE

Turnkey Commercial Investment
Land, Building, & Established Business



CENTRAL EDMONTON

10909 107 Ave NW,
Edmonton, AB

This 19,166 SF site offers a rare opportunity to acquire the land, building, and established convenience store business, complete with all equipment and fixtures. Located in Central Edmonton, the property benefits from excellent visibility and accessibility.

\$2,699,000



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RE/MAX COMMERCIAL

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Property Details

10909 107 Ave NW,
Edmonton, AB

Legal Description: Plan 7620578;Block 9;
Lot 299

Land Area: +/- 0.44 Acres (19,166 Square Feet)

Building Size: 2940 Square Feet

Building Year: 2017

Business Type: Convenience Store (Fully
Equipped with Kitchen).

Site Redevelopment Potential:

Zoning: Mixed Use (MU h16 f3.5 cf)

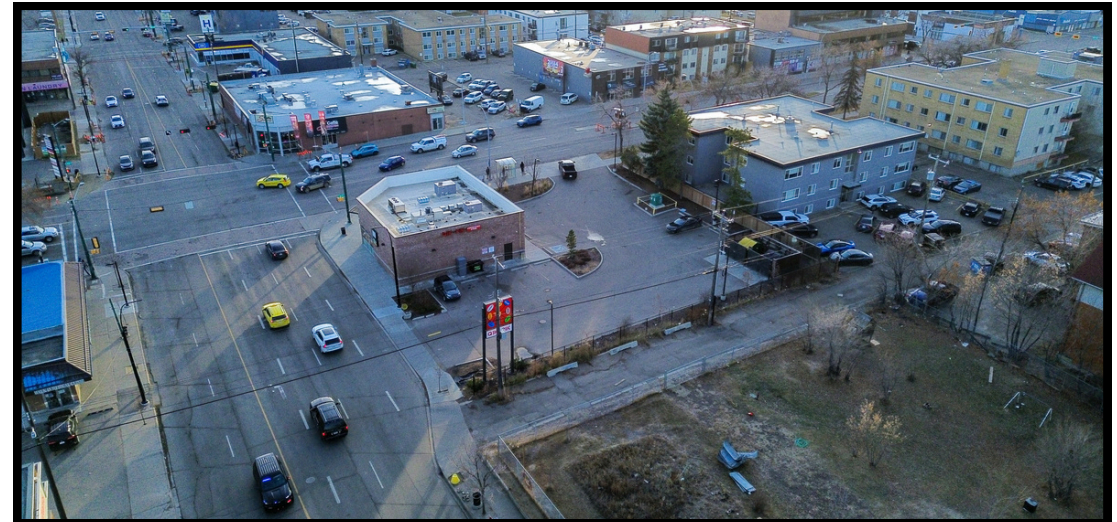
- Height Modifier (h16): Up to 16 m (approx. mid-rise form; storeys vary by design).
- Density Modifier (f3.5): Max FAR 3.5 ~5,144 m² (~55,372 sq ft) total floor area
- Commercial Frontage (cf): Active, street-oriented nonresidential at grade is required

Property Highlights

- High Exposure Corner Lot in a transitioning urban district.
- Surrounded by high-density residential, schools, and daily amenities.
- Rapid revitalization and redevelopment activity shaping the area.
- Close to key institutions: MacEwan University, NAIT, Royal Alexandra Hospital.
- Walkable, transit-accessible, and connected to major routes (109 St, Kingsway, Yellowhead).
- Sale includes turnkey convenience store fully equipped with equipment & fixtures.
- Immediate access to major corridors (107 Ave, 109 St, Kingsway, Yellowhead)

Property Overview

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Interior Photos

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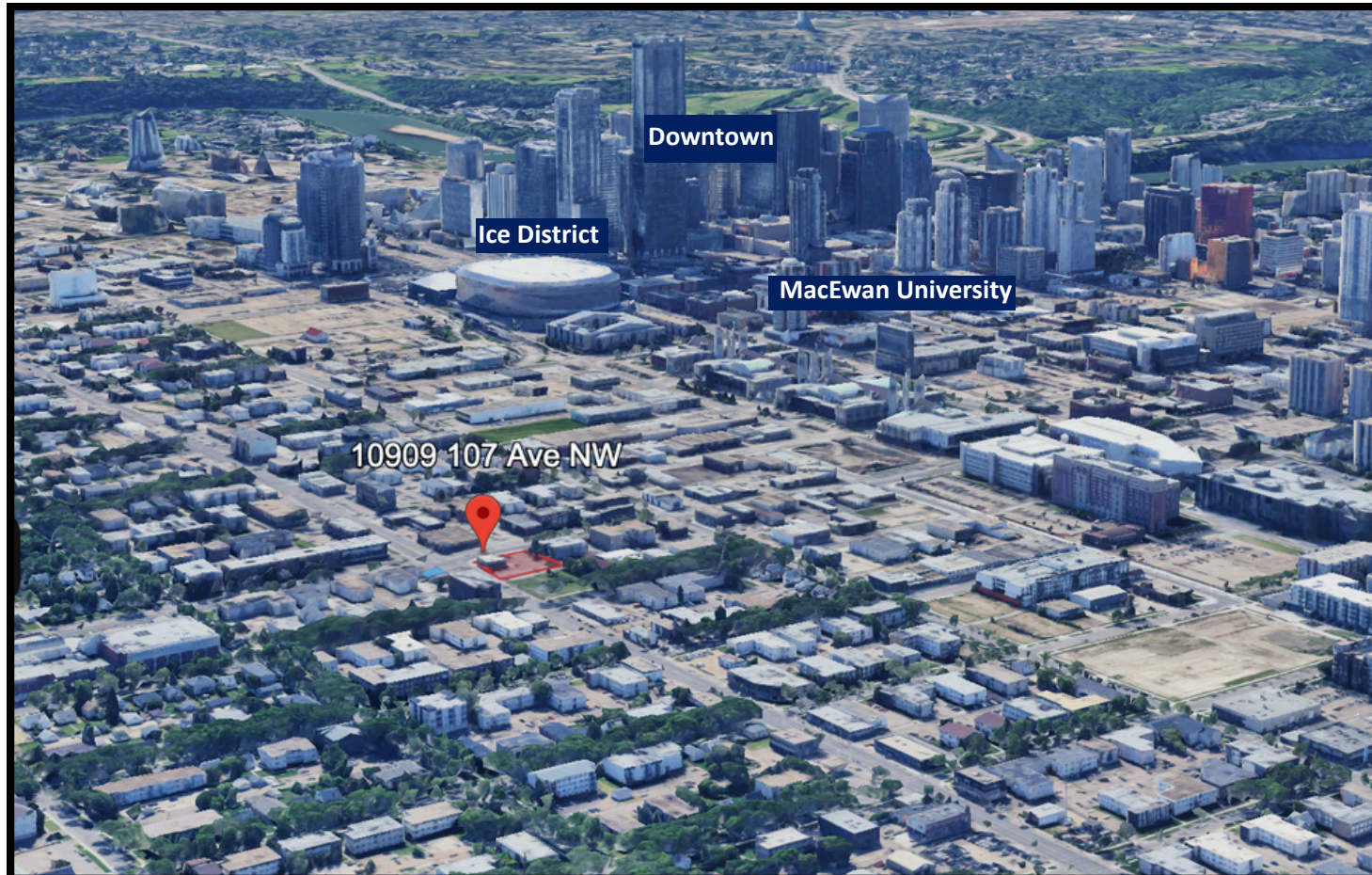
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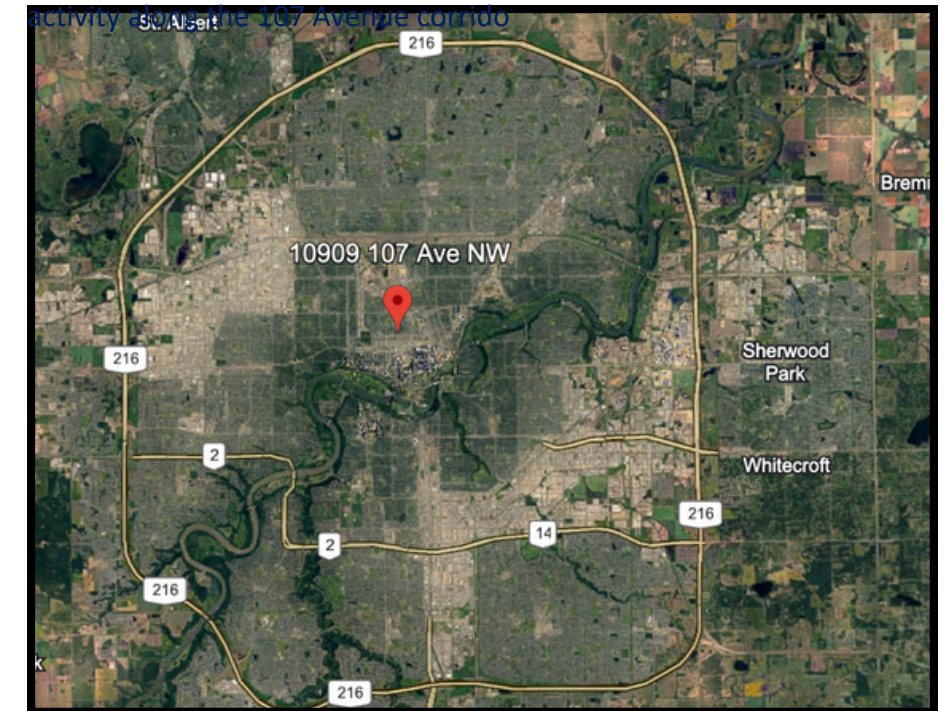
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Location

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Central McDougall and Queen Mary Park are mature inner-city communities undergoing steady transformation, driven by ongoing infill and redevelopment. In recent years, the area has seen a rise in mid-rise residential projects, growing interest from institutional and community-service users, and a noticeable strengthening of retail and commercial



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