

MANNING DRIVE & 142 AVE, EDMONTON AB

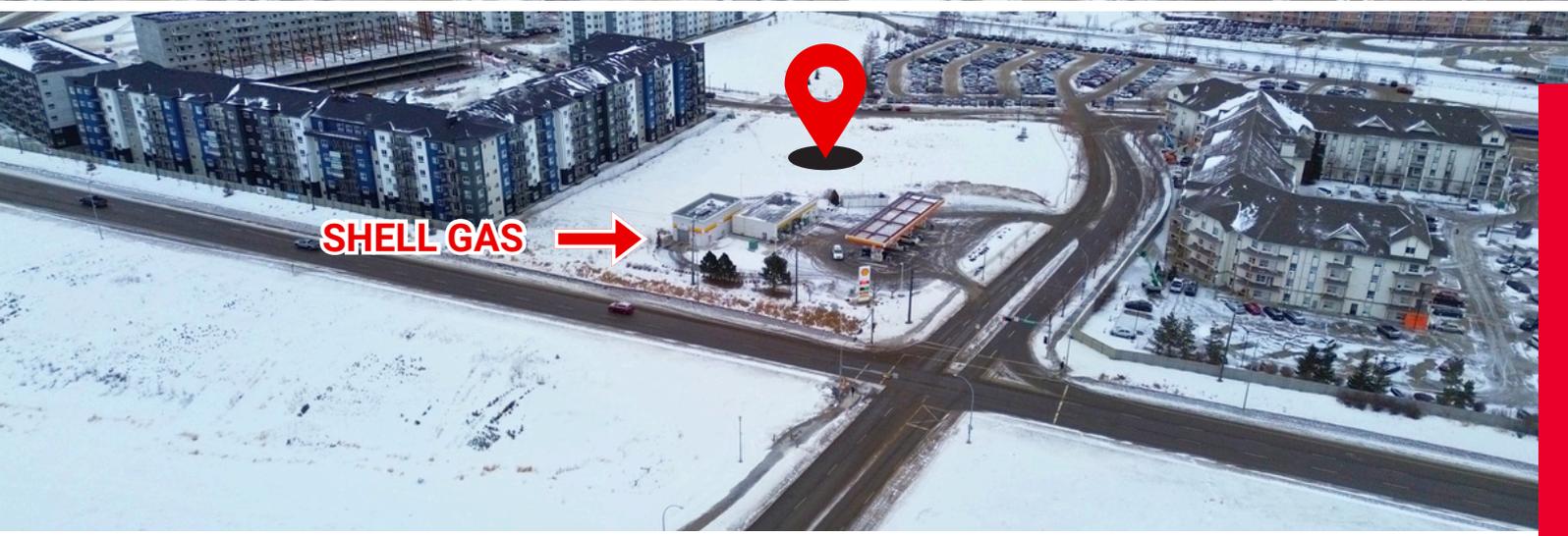
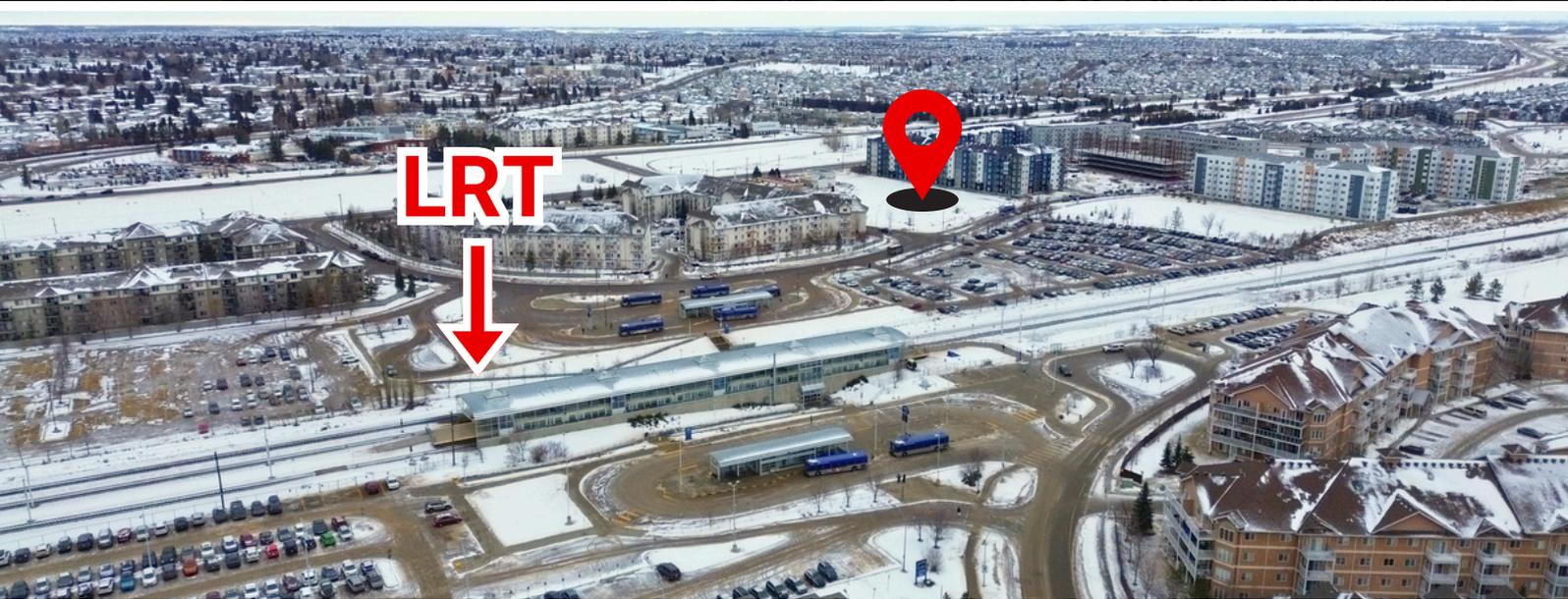


ROYAL LEPAGE
COMMERCIAL

ROYAL LEPAGE
MAGNA

LONG TERM STAY, STORAGE AND RETAIL

POINTS OF INTEREST:



Proximity to Amenities:

- Walking distance to Clareview LRT Station (direct access to Downtown, NAIT, MacEwan, University)
- Immediate access to Manning Drive
- Minutes to Anthony Henday Drive (city-wide and regional connectivity)
- Adjacent to one of Edmonton's most active multi-family development corridors
- 880+ units under construction nearby, projected to add 1,000+ residents
- Strong demand for rentals, condos, retail, and service-based commercial uses
- Close to Clareview Town Centre
- Minutes to Manning Crossing, big-box retail, grocery, restaurants, and daily services

POINTS OF INTEREST:



Why Invest Here?

- Surrounded by retail, major transportation routes, public transit, and Clareview Community Recreation Centre
- Located beside one of Edmonton's most active multi-family nodes
- 880 residential units currently under construction, bringing 1,000+ new residents to the area
- Excellent connectivity to all quadrants of Edmonton and the greater region
- Strong demand drivers from density, transit access, and nearby amenities



**GROSS
DEVELOPABLE AREA
333,887 SF**

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Property Highlights

- ±2.19-acre parcel, building permit-ready with conditional development permit in place and all engineering completed
- Zoned MU – Mixed Use, allowing residential, commercial, and community uses
- Turnkey development opportunity
- Short walk to Clareview LRT & Transit Station
- Immediate access to Manning Drive and Anthony Henday Drive

▶ WATCH NOW

**#201, 6043 ANDREWS WAY SW
EDMONTON, ALBERTA, T6W 3S9**

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