



Shovel Ready Land in South Edmonton

APPROX. 39.93 ACRES± IN APPROVED MELTWATER SUBDIVISION

1911 - 50 STREET SW, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

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NAICommercial

Property Features

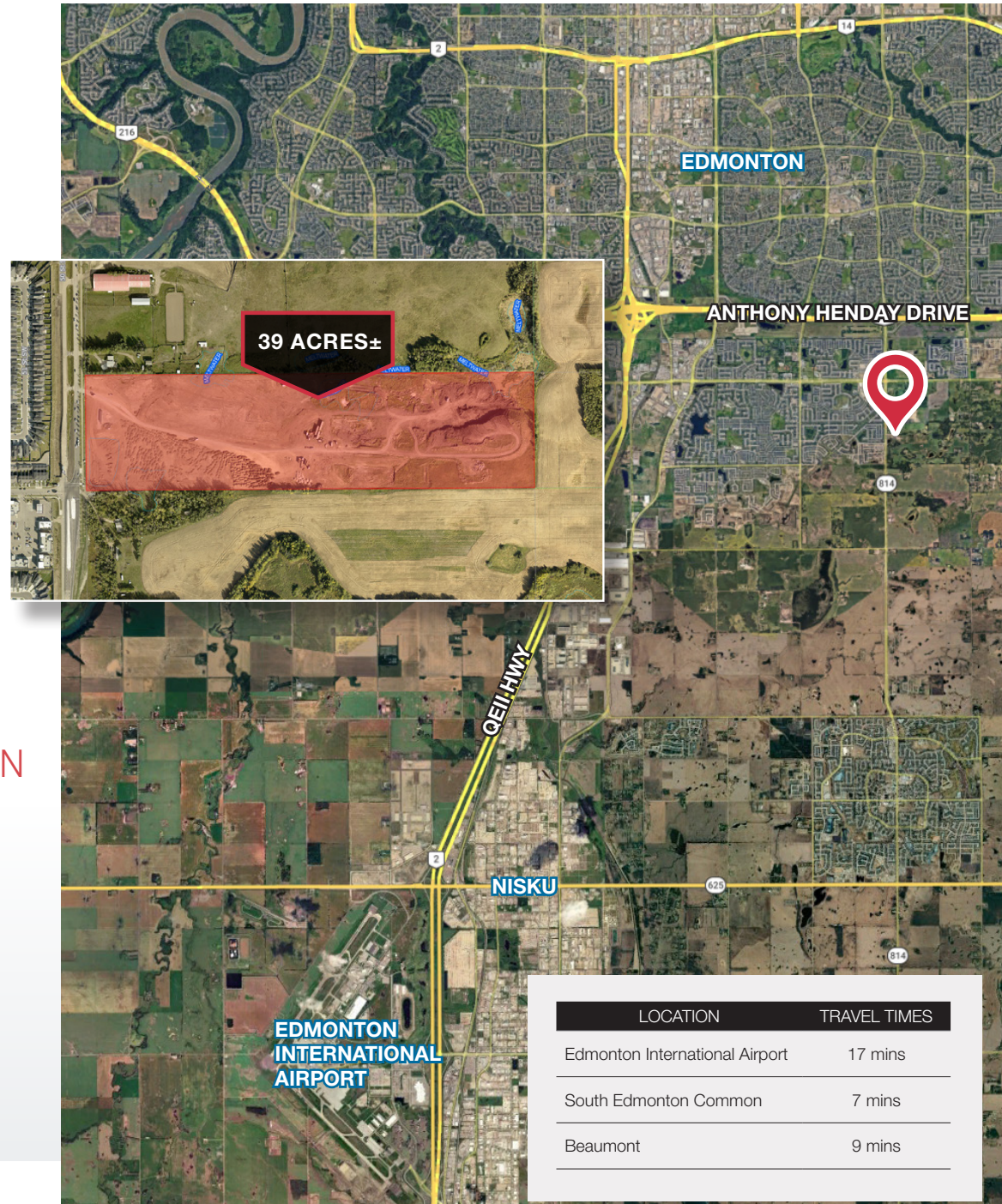
-  Shovel Ready Land in South Edmonton
-  Subdivision Approved
-  Engineering Drawings in Place
-  Preliminary Soil Stripping Complete
-  Showhomes and Homes already built on Neighbouring Parcels
-  Cameron Development 's "Harvest Pointe" Commercial Power Centre nearby with Sobey's, Wal-Mart, Starbucks and more



PRIME 39-ACRE DEVELOPMENT
OPPORTUNITY IN THE CITY OF EDMONTON

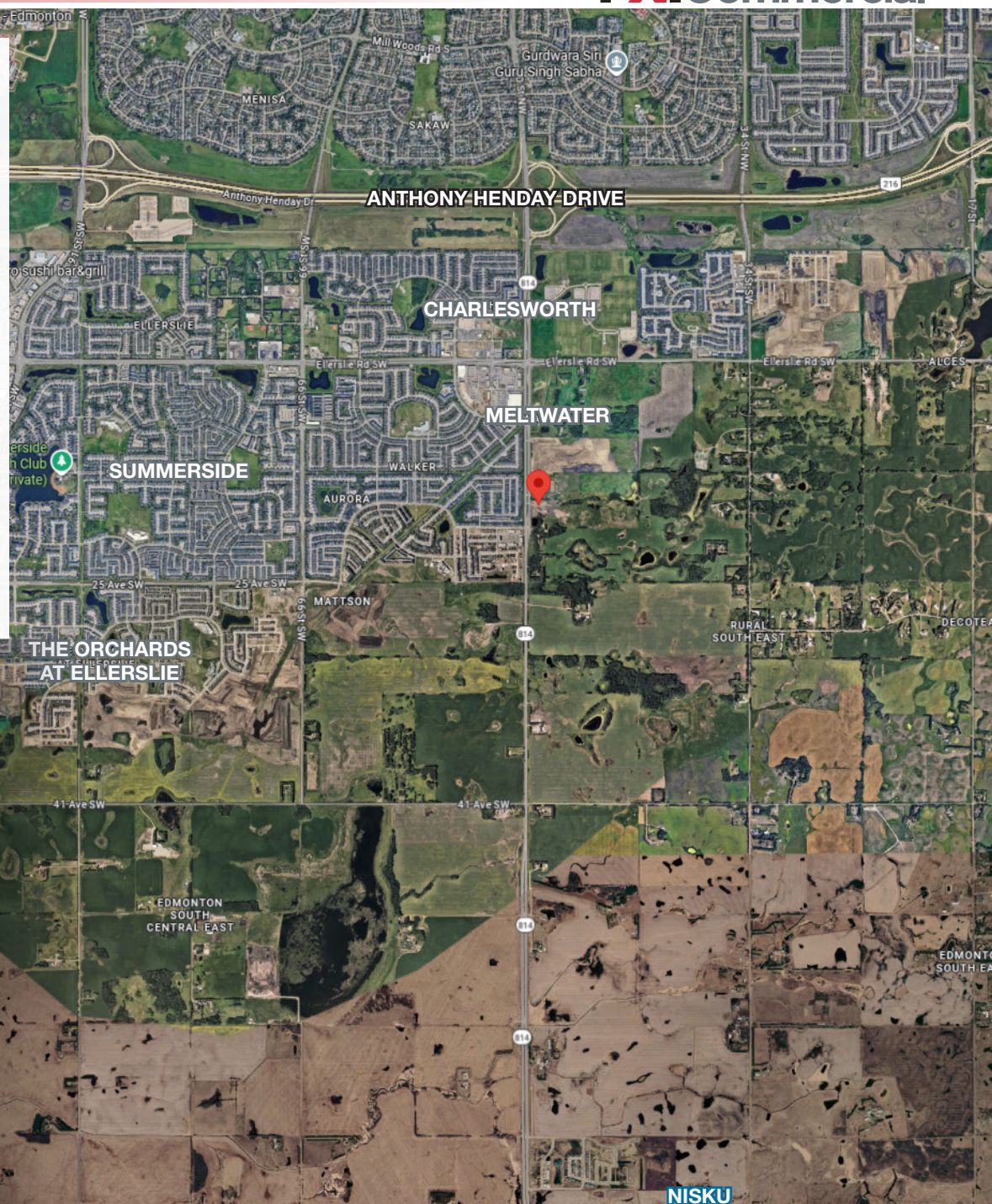
HIGHLY SOUGHT AFTER AREA FOR
BUILDERS, DEVELOPERS AND HOME
BUYERS

SALE PRICE: \$15,895,000



Additional Information

LEGAL DESCRIPTION	Plan 3246NY Lot C
ZONING	Public Utility (PU) Neighbourhood Commercial (CN) Parks and Services (PS) Small Scale Flex Residential (RSF) Medium Scale Residential (RM h16)
SITE SIZE	156,861.834 m ²
PROPERTY TAXES	\$122,911.80 (2025)
SALE PRICE	\$15,895,000



127,345
DAYTIME
POPULATION



1.9%
ANNUAL GROWTH
2023-2033



17,607
50 ST SW NORTH
OF 41 AVE SW



11,194
EMPLOYEES



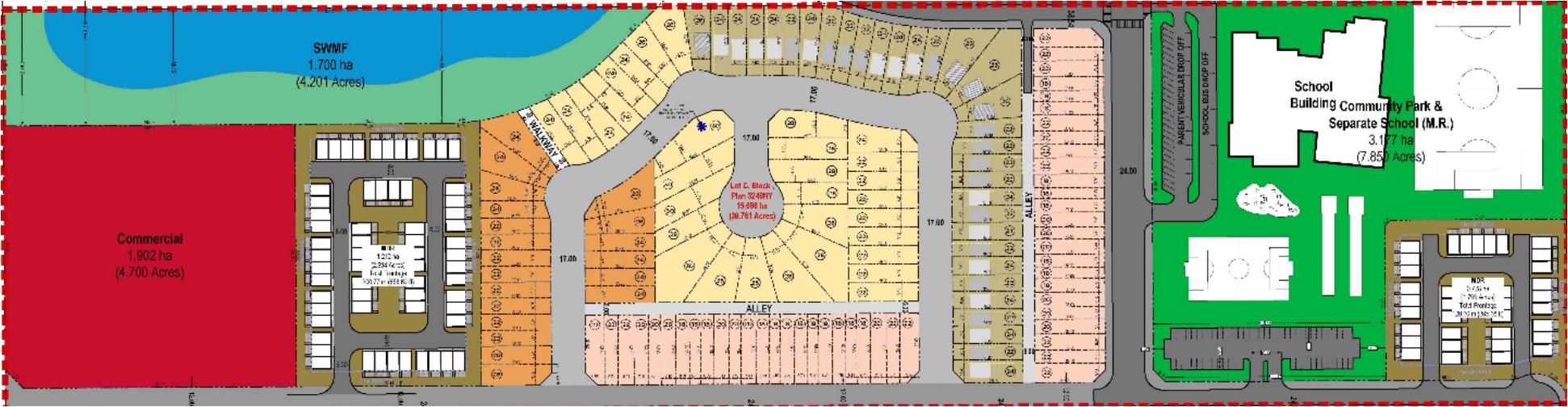
\$4.8B
CONSUMER
SPENDING



\$137,416
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 5 KIM RADIUS

NISKU





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