

# Urban Mixed Use Development Lands

10645/35 - 117 STREET NW  
EDMONTON, AB

Immediately Developable Infill Opportunity





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10645/35 - 117 Street NW, Edmonton, AB

# Property Highlights

- + This 14,568 SF (0.33 acre) parcel is conveniently located at the convergence of major transportation routes and mass transit service while also being in the vicinity of parks, schools, dense employment nodes, and varied retail and nightlife options.
- + The Property has excellent exposure, with an average of 21,823 vehicles per day along 107<sup>th</sup> Avenue.
- + Currently zoned DC1 – Direct Control 1, the development of the site is meant to complement a business-residential mixed-use node that creates a compatible and diverse mixture of residential, office, and commercial uses.
- + The Property's proximity to multiple major thoroughfares will provide future tenants of the development easy access to all quadrants of the City. The diverse retail offerings of Brewery District and 124<sup>th</sup> Street are within a short drive, or walk, from the site and schools for all ages, including post-secondary, can be reached in under 8 minutes by car.



**3 MIN** DRIVE  
**11 MIN** WALK  
To Brewery District

**4 MIN** DRIVE  
**7 MIN** VIA TRANSIT  
To MacEwan University

**6 MIN** DRIVE  
To Royal Alexandra  
Hospital

**7 MIN** DRIVE  
**15 MIN** VIA TRANSIT  
To University of Alberta  
& University Hospital

## Permitted Uses

- + Apartment Housing
- + Boarding and Lodging Houses, for seniors housing only
- + Breweries, Wineries, and Distilleries
- + Cannabis Retail Sales
- + Child Care Services
- + Commercial Schools
- + General Retail Stores
- + Government Services
- + Health Services
- + Minor Home Based Business
- + Personal Service Shops
- + Private Clubs
- + Professional, Financial, and Office Support Services
- + Public and Private Education Services
- + Public Libraries and Cultural Exhibits
- + Residential Sales Centre
- + Restaurants, for less than 100 occupants and 120 m2 of Public Space
- + Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space
- + Stacked Row Housing, including Row Housing



# Property Details

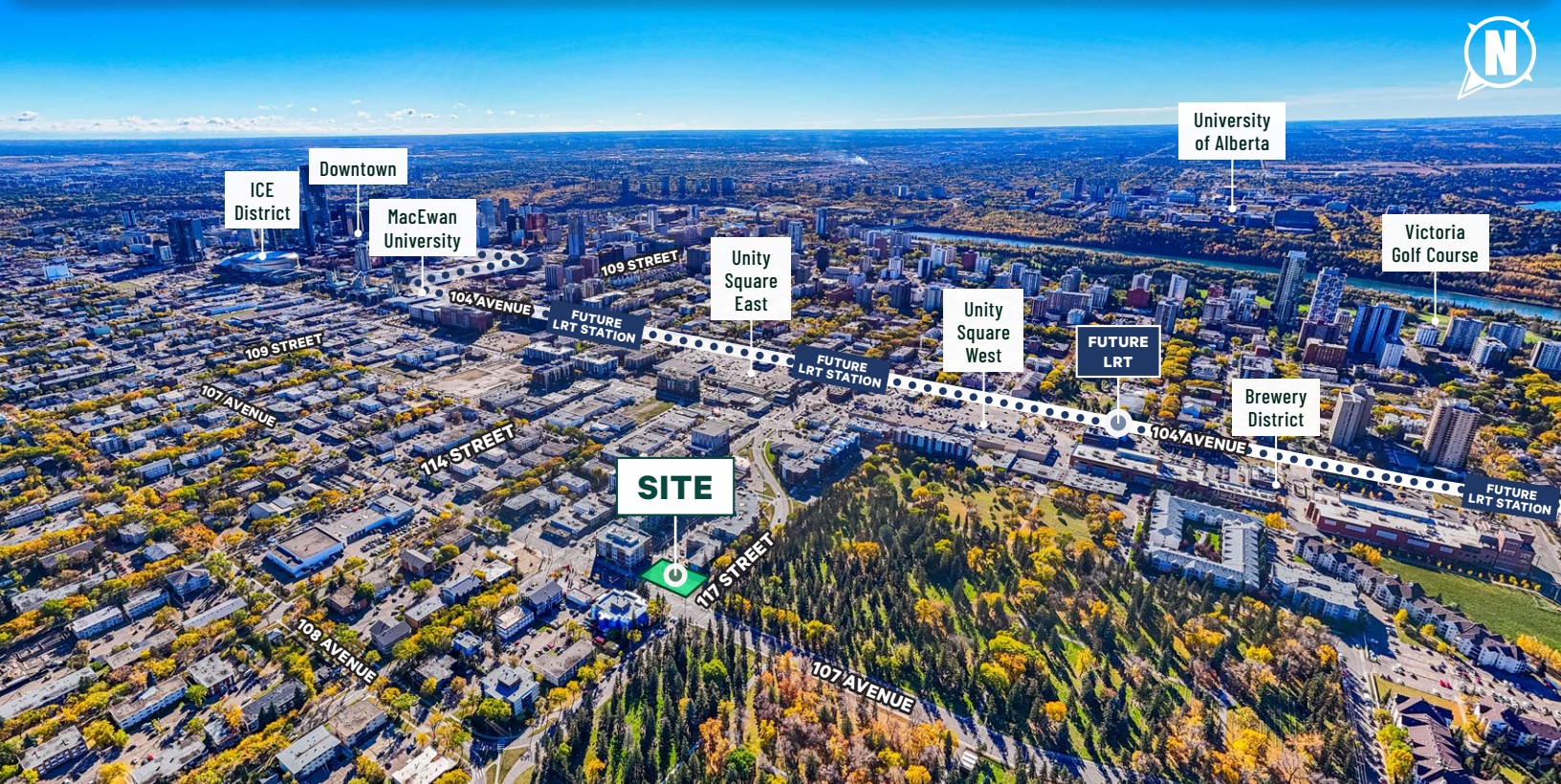
Municipal Address	10645/35 - 117 Street NW, Edmonton, AB
Legal Address	Plan 4423AJ; Block 16; Lots 126 & 127
Neighbourhood	Queen Mary
Zoning	Zoning Direct Development Control Provision - DC1 (18547)Area 2 Precinct "D"
Site Size	14,568 SF
MAX GFA	43,704 SF (3X FAR)
Max Height	23m (6 storeys)
Max Units	41 (121.5 UPA)
List Price	\$1,100,000.00 (\$76.00 PSF)

## About The Area

Central Edmonton is a mature, but still developing, area of the City featuring a young population and all the retail amenities and nightlife the City has to offer. The area features the hustle and bustle of ICE District, Edmonton's premier entertainment destination, and the employment opportunities of the Financial Core, while also boasting quiet, tree-lined streets, ample green space, and a variety of schools, from kindergarten to secondary, featuring specialized curricula. Three of Edmonton's four largest post-secondary institutions, MacEwan University, NorQuest College, and NAIT, are within a short drive, or transit trip from the Property.

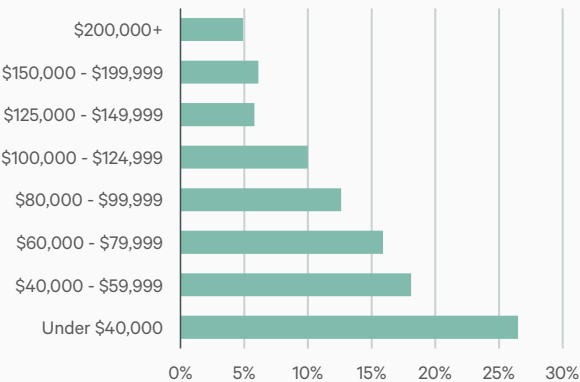
Jasper Avenue, located a brief 5 minute drive south of the Property, offers dining and nightlife options for all tastes and price points, as well as convenient east-west access through central Edmonton and the downtown core. 124<sup>th</sup> Street, just a 2 minute drive west of the Property, features an eclectic array of dining offerings as well as a number of art galleries.

An additional feature of the Property is its proximity to Royal Alexandra Hospital. The 869-bed hospital provides a wide range of medical services, including a 24-hour emergency department, and draws patients from all across the city and beyond.

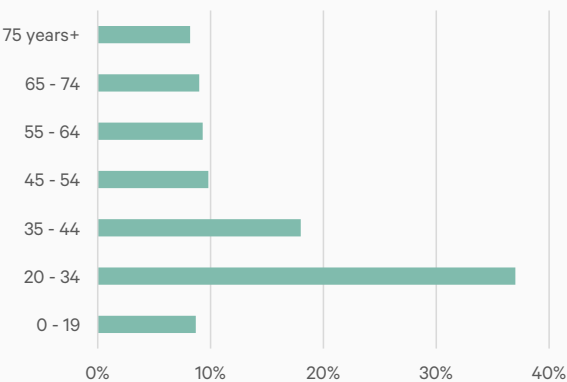


# Neighbourhood Overview

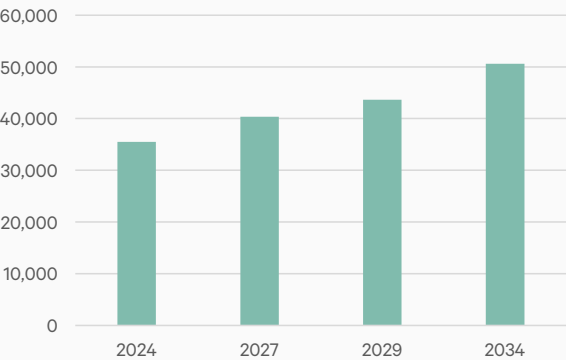
Household Income Breakdown (2024)



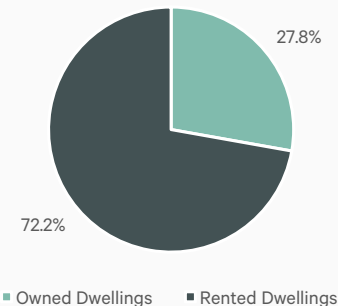
Population by Age (2024)



Population Growth Projection (2024-2034F)



Occupied Dwellings (2024)



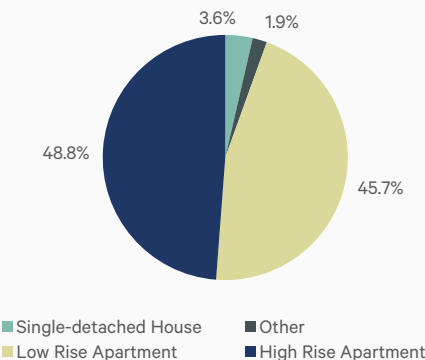
2024 Average Household Income

\$84,045

2024 Median Age

37.0 Years

Dwelling Types (2024)









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# For Sale



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