

FOR SALE | HIGH EXPOSURE DEVELOPMENT LAND

9403 - 199 Street NW Edmonton, Alberta

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COMMERCIAL
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- Prime 7.74-acre parcel with exposure to Anthony Henday Drive, seeing over 115,000 vehicles per day.
- Transit-oriented location within ± 1.0 km of the Lewis Farms Transit Centre, the future Valley Line West LRT terminus, anticipated for completion in 2028.
- Surrounded by established communities and amenities including Lewis Estates Golf Course, Stewart Greens, and Webber Greens. Current area population exceeds 280,000, with an average household income of over \$125,000.
- Zoned BE – Business Employment, Ideal for a drive-up storage facility, multi-tenant business park, or owner-user development.
- Phase I Environmental, Geotechnical report, servicing information, and other due-diligence material available.

THE DETAILS | HIGH EXPOSURE DEVELOPMENT LAND



MUNICIPAL ADDRESS

9403 - 199 Street NW | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 558NY, Lot D

FRONTAGE

± 645 ft along 199th Street

SERVICING SUMMARY

Water: 300 mm main located at 87 Ave

Sanitary: Tie-in available to wess system (199 St NW Corner)

Storm: Outfall to 1200 mm trunk on 199 St

ZONING

BE – Business Employment Zone

\$2,700,000

List Price | \$349K/Acre

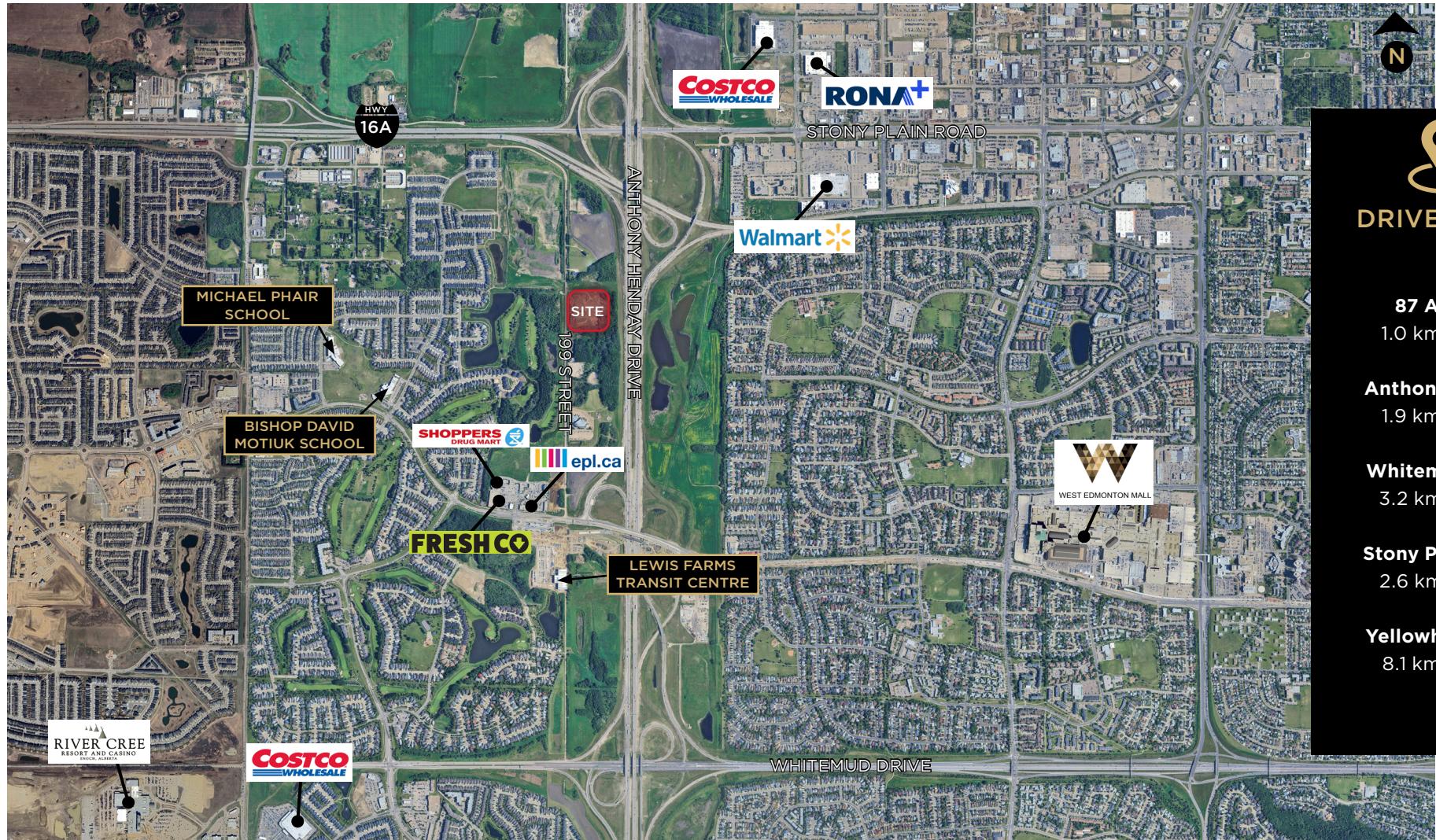
Immediate

Availability

±7.74 Acres

Site Size

THE LOCATION | HIGH EXPOSURE DEVELOPMENT LAND



DRIVE TIMES From Site	
87 Avenue	1.0 km 2 min
Anthony Henday	1.9 km 3 min
Whitemud Drive	3.2 km 4 min
Stony Plain Road	2.6 km 5 min
Yellowhead Trail	8.1 km 7 min

III NEIGHBOURHOOD DEMOGRAPHICS 2023 / 10 km

 **280,038**
Current Area Population

 **\$125,750**
Average household income

 **3%**
10-Year Population Growth

 **39.1**
Median Age

 **115,100** Anthony Henday
50,400 Stony Plain Road
25,400 87 Avenue
Vehicles/Day



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