



FOR SALE

8307 109th
Street

EDMONTON, ALBERTA

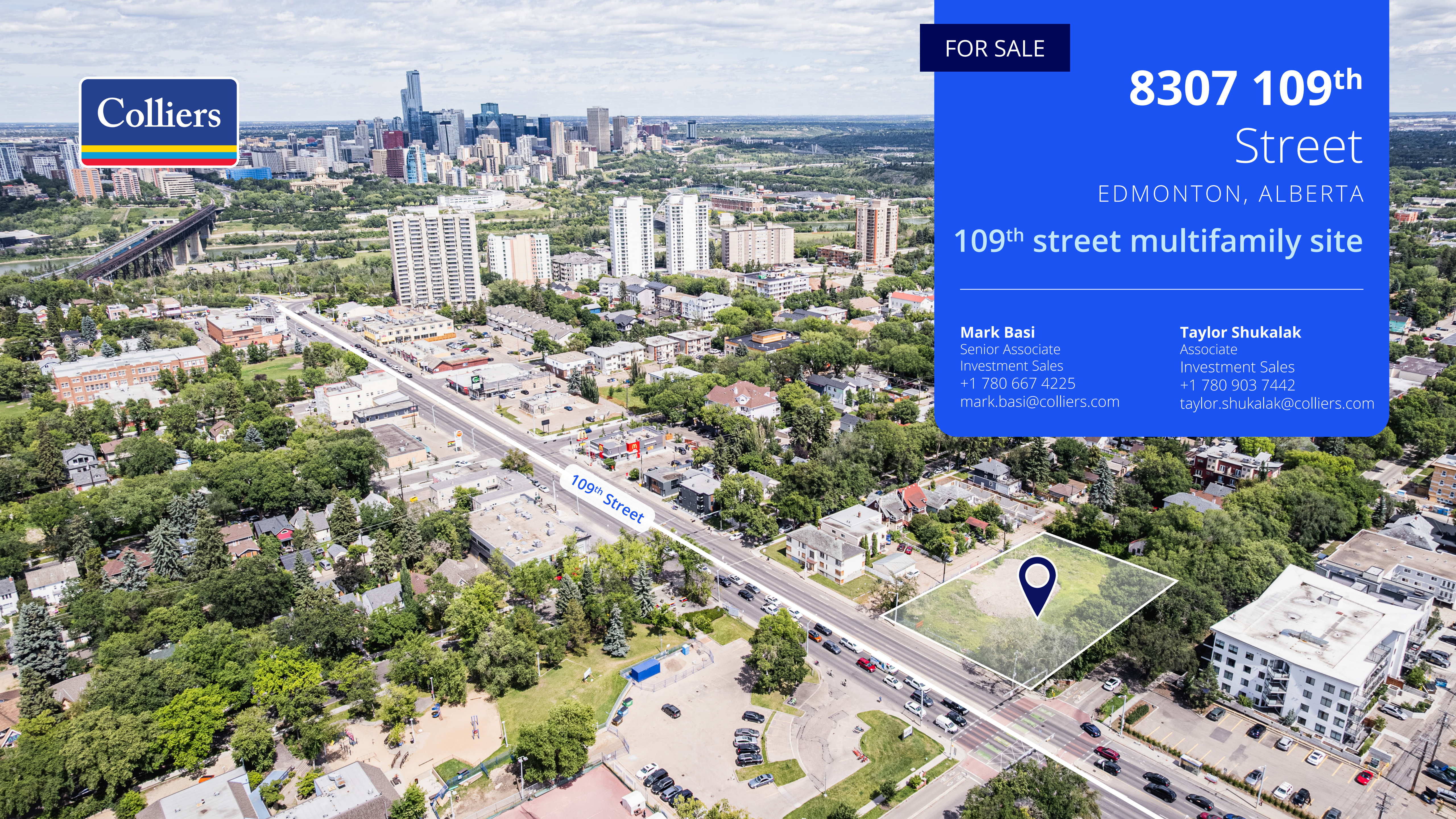
109th street multifamily site

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Property Overview

8307 109th Street NW, Edmonton AB

An exceptional development opportunity has just hit the market in one of Edmonton’s most vibrant and walkable communities, Garneau. This prominent 31,893 SF parcel is zoned for mixed-use and is fully primed for redevelopment. With a generous development potential of up to 223,251 SF, the site presents an ideal canvas for a wide range of residential, commercial, or mixed-use projects. Strategically located along 109th Street, the property benefits from high daily traffic exposure, with over **35,475** vehicles passing by each day (2023). Additionally, the site’s proximity to the popular Whyte Avenue corridor, renowned for its pedestrian and transit friendly environment; contributes to substantial foot traffic of up to **33,325** pedestrians per day (2023), driven largely by dense multifamily housing in the immediate area.



Property	Property Address
Legal Description	Plan N4000R, Block 177, Lot 9-15
Neighborhood	Garneau
Zoning	Mixed Use (MU h40 f7)
Land Area	0.73 acres / 31,893 SF
FAR	7.0
Gross Buildable Area	223,251 SF
Property Tax (est 2025)	\$6,098
Vehicles/Day	35,475
Pedestrians/Day	33,325
Asking Price	\$7,250,000

The Opportunity

The 109th street multifamily site offers a prime opportunity to acquire a ±31,893 SF parcel zoned MU (h40 f7), permitting up to 223,251 SF of development with a maximum height of 40 meters.

Area Overview

Nestled in the heart of South Central Edmonton, Garneau is one of the city's most iconic and culturally rich neighbourhoods. Steeped in history yet buzzing with modern energy, Garneau offers a unique blend of urban vibrancy, academic influence, and artistic flair making it one of Edmonton's most sought-after communities for residents, businesses, and developers alike.

Home to the University of Alberta and adjacent to the University of Alberta Hospital, the area experiences consistently high vehicle and foot traffic. These major institutions not only drive demand for housing and services but also inject the neighbourhood with a dynamic, youthful population of students, healthcare professionals, and academics year-round.

At the heart of Garneau's charm is its proximity to Whyte Avenue Edmonton's celebrated arts and entertainment corridor. Known for its walkability and vibrant street life, Whyte Avenue regularly hosts nightlife, art shows, live theatre, street festivals, trendy cafes, independent boutiques, and diverse culinary experiences. It's a cultural hub where locals and visitors alike come to explore, indulge, and connect.

The community also benefits from strategic accessibility. 109th Street runs directly through Garneau, acting as a major artery linking Edmonton's downtown core to the southern suburbs, while seamlessly connecting to Calgary Trail and Gateway Boulevard; two of the city's most vital commercial corridors.

More than just a neighbourhood, Garneau is a cornerstone of Edmonton's cultural identity. Its mix of historic character and progressive spirit makes it a local gem. A walkable, livable, and investable community where people come to experience the best of what Edmonton has to offer.



Population
(2023)

38,538



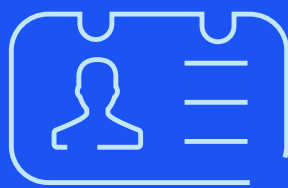
Projected
Population

45,704



Total
Daytime Population

48,284



Median
Age

33.7



Household
Average Income

102,196

Local Amenities

Just steps away from the University of Alberta and the lively Whyte Avenue, this property provides unmatched access to a thriving cultural hub filled with dining, arts, entertainment, and year-round events. Purchasers will have the opportunity to leverage the area’s rich history and central location to create a space that will enhance the community and attract both residents and visitors alike.

INFRASTRUCTURE

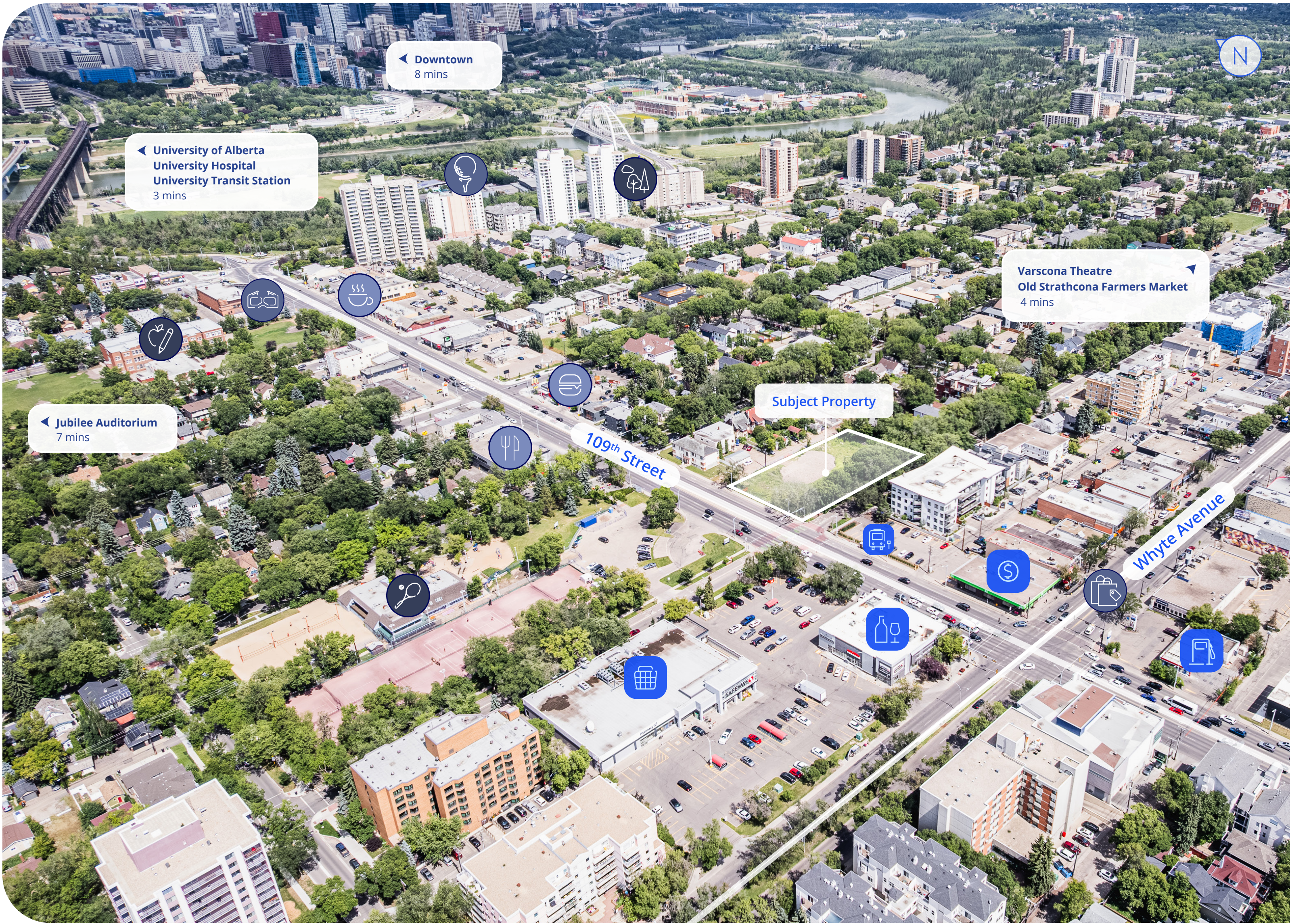
-  Garneau Public School
-  Kinsmen Recreation Centre
-  Garneau Tennis & Beach Volleyball Club

ENTERTAINMENT

-  Metro Cinema
-  Kinsmen Pitch & Putt
-  Whyte Avenue

CAFES & DINING

-  McDonalds
-  Remedy Cafe
-  Farrow Sandwiches





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