

FOR SALE

REDEVELOPMENT OPPORTUNITY



10034/38 - 84 AVENUE | EDMONTON, ALBERTA

This exceptional redevelopment site is located in a highly sought-after south-side neighborhood, offering a rare investment opportunity in the heart of Old Strathcona. Spanning 13,053 square feet, the property consists of three residential lots, ideally positioned just two blocks off Whyte Avenue, between 99 Street and Gateway Boulevard.

The site features two existing houses and a garden suite, generating solid holding income while providing flexibility for future redevelopment plans. Its proximity to Whyte Avenue places it within walking distance of a vibrant mix of retail shops, restaurants, entertainment venues, and essential amenities, making it an attractive location for both residential and mixed-use development.

With its prime location, substantial lot size, and income-generating potential, this property presents an excellent opportunity for investors, developers, or those looking to create a unique project in one of Edmonton's most dynamic and desirable communities.

Steven Pearson, *Vice President*
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FOR SALE | 3 LOTS READY FOR REDEVELOPMENT

PROPERTY DETAILS

MUNICIPAL ADDRESS

10034/38 - 84 Avenue NW | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 11, Block 88, Lot 6

ZONING

RS - Small Scale Residential ⓘ

NEIGHBOURHOOD

Old Strathcona

LAND SIZE

± 13,053 SF

YEAR BUILT

1909

INTERSECTION

101 Street NW and 84 Avenue NW

GARAGE

Yes



\$

LIST PRICE
\$1,825,000



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DRIVE TIMES

Sherwood Park Freeway	3 Minutes
Whitemud Drive	10 Minutes
Downtown Edmonton	15 Minutes
Yellowhead Trail	20 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|--------------------|------------------------|
| 1. A&W | 6. Scona Garden |
| 2. McDonalds | 7. Shoppers Drugmart |
| 3. Farmers' Market | 8. Strathcona Registry |
| 4. Save on Foods | 9. ATB Financial |
| 5. No Frills | 10. Esso |

DEMOGRAPHICS



NEIGHBOURHOOD POPULATION
(5 KM | 2025) **188,317**



5-YEAR GROWTH FORECAST
(5 KM | 2025) **2.69%v**



AVERAGE HOUSEHOLD INCOME
(5 KM | 2025) **\$94,519**



TRAFFIC COUNTS
WHYTE AVE & 101 STREET
(2018) **3,600**

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