FORSALE 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.



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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 II, Block 88, Lot 6

ZONING RS - <u>Small Scale Residential</u> (i)

NEIGHBOURHOOD Old Strathcona

LAND SIZE ± 13,053 SF

YEAR BUILT 1909

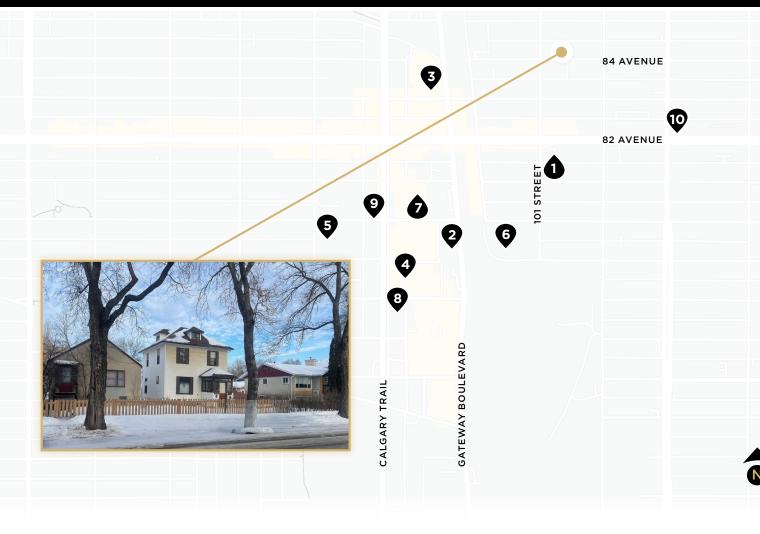
INTERSECTION 101 Street NW and 84 Avenue NW

GARAGE Yes





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DRIVE TIMES

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

NEARBY AMENITIES & ATTRACTIONS

- 1. A&W
- 2. McDonalds
- 3. Farmers' Market
- 4. Save on Foods
- 5. No Frills

- 6. Scona Garden
- 7. Shoppers Drugmart
- 8. Strathcona Registry
- 9. ATB Financial
- 10. Esso

DEMOGRAPHICS

	NEIGHBOURHOOD POPULATION (5 KM 2025)	188,317
8≣	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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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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