

# FOR SALE

# REDEVELOPMENT OPPORTUNITY



PRICE  
REDUCED!

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  
Investment & Industrial Sales/Leasing  
P: 780 993 7501 E: [steven@hcrgroup.ca](mailto:steven@hcrgroup.ca)

**Jasdeep Dhaliwal**, Associate  
Investment & Industrial Sales/Leasing  
P: 780 952 5866 E: [jasdeep@hcrgroup.ca](mailto:jasdeep@hcrgroup.ca)

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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 I1, 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

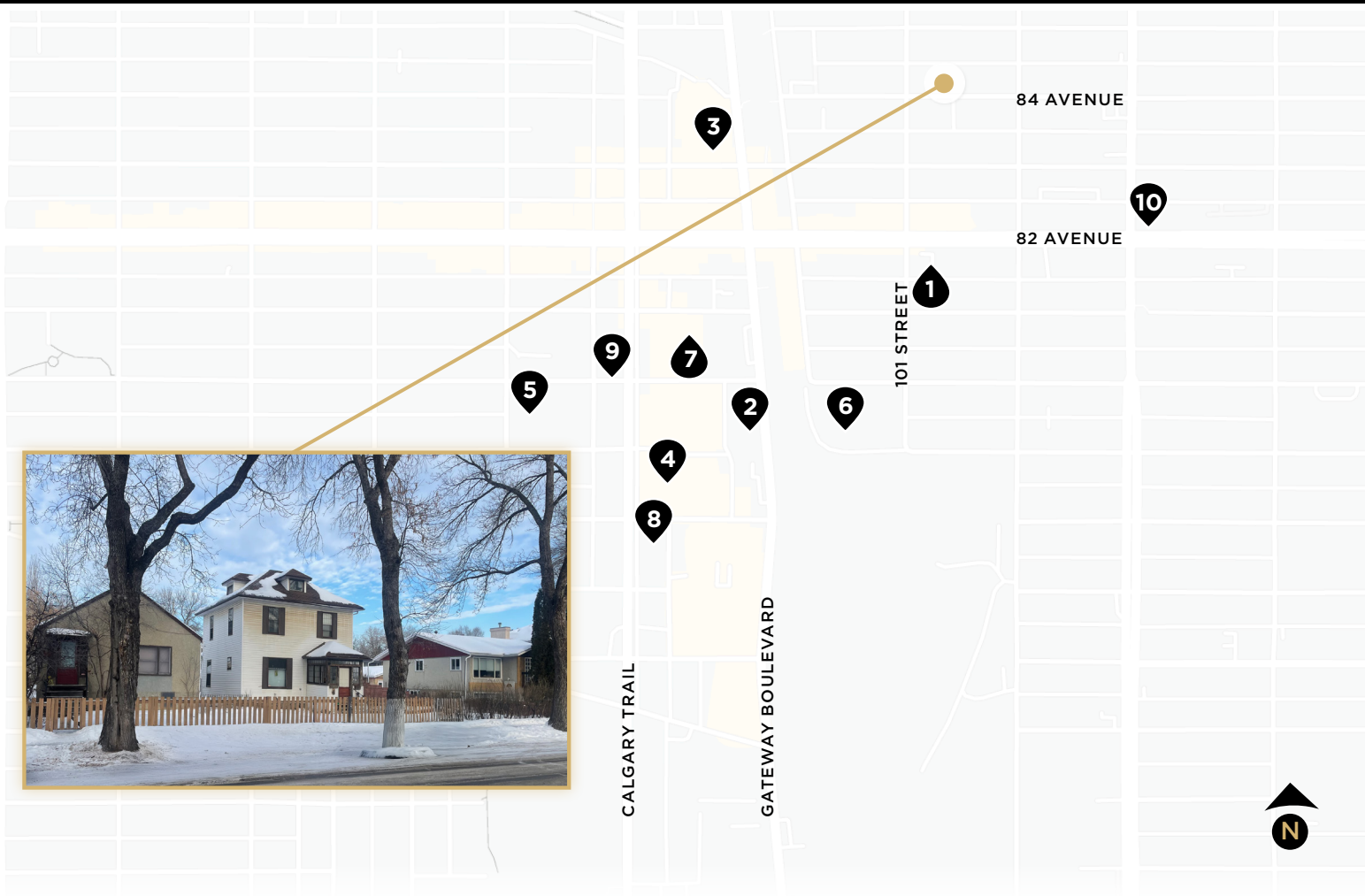


\$

LIST PRICE  
\$1,625,000



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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%**



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



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

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