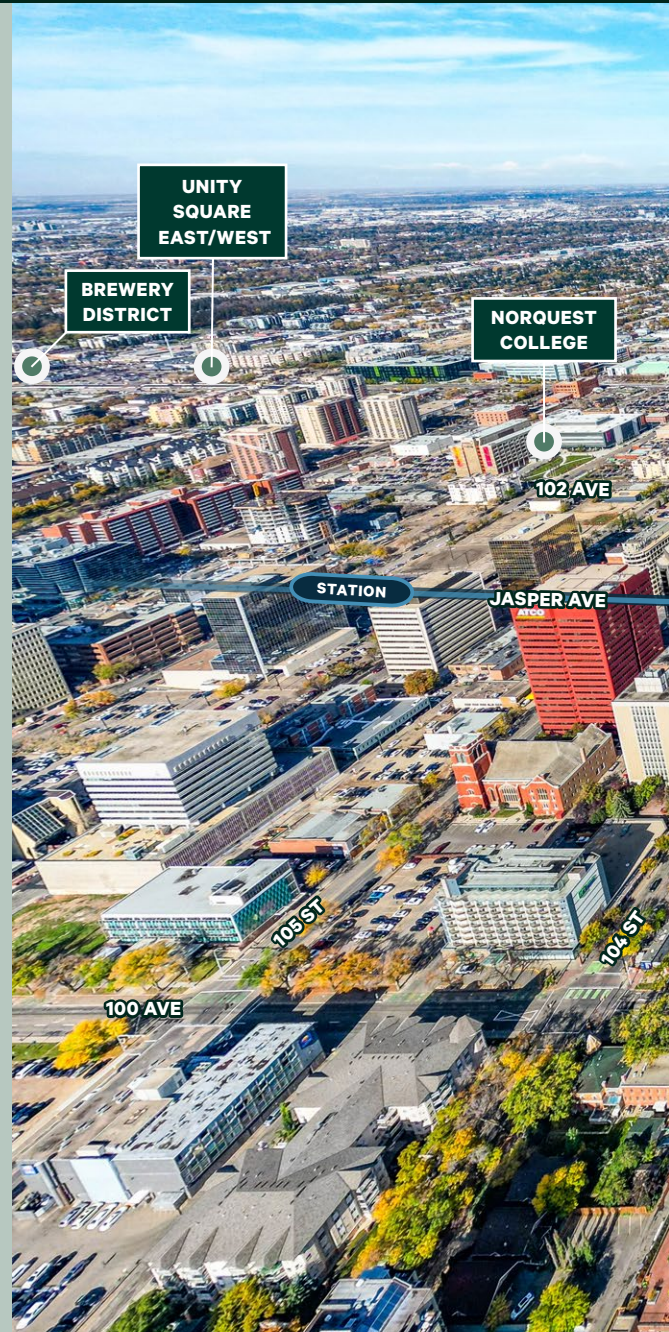


Boutique Downtown Development Opportunity

MCGARVEY LANDS



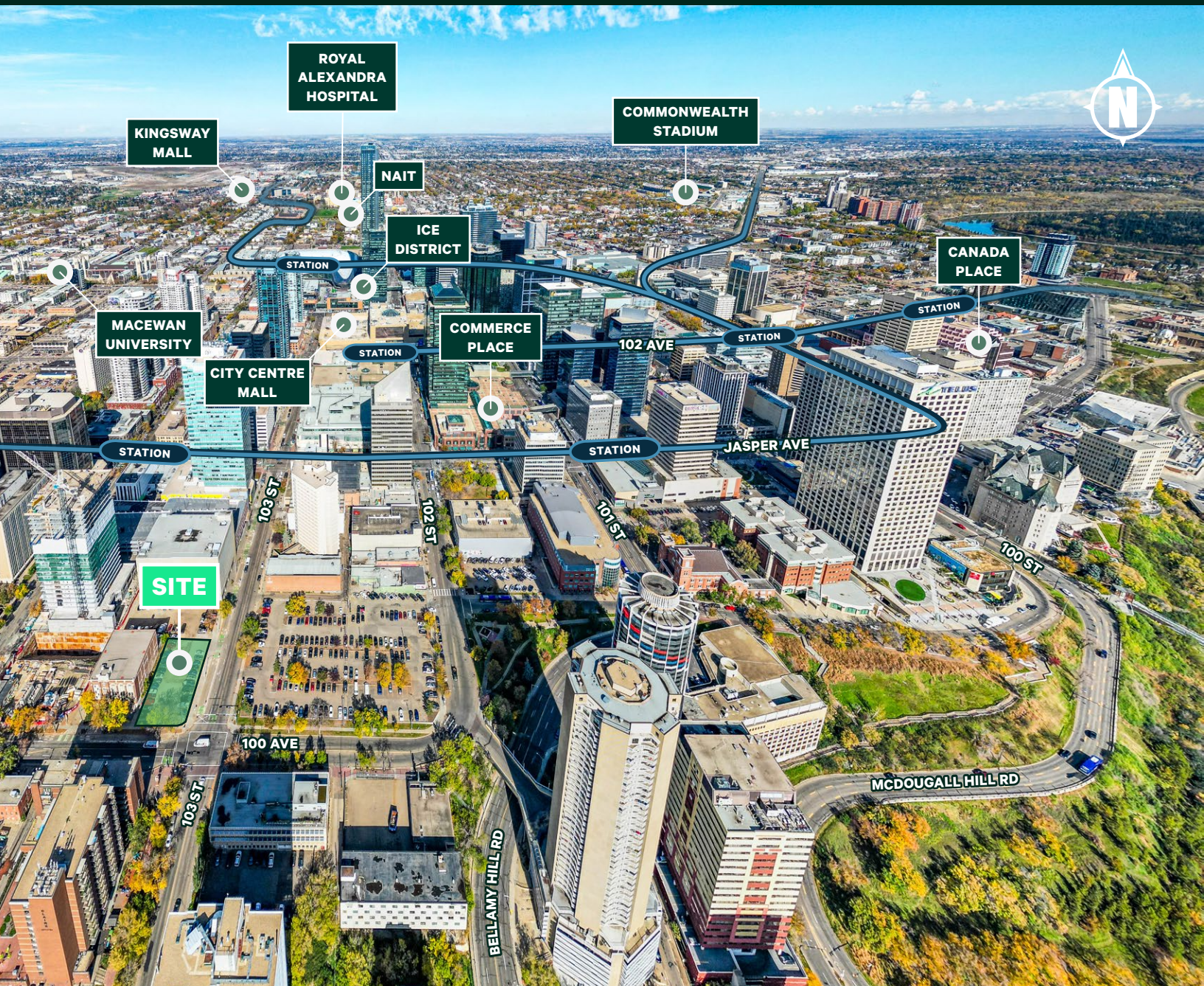
THE OFFERING



McGarvey Lands (collectively the “Land” or “Site”) represents a high-density commercial mixed-use development spread over 0.26 acres (11,380 SF) in the heart of urban Edmonton. The Site carries a flexible CMU zoning providing allowable density of 79,660 SF (7X FAR). A maximum height allowance of 70m, with no minimum, allows flexibility to accommodate a high-density build out of the project.

Located along 103rd Street in the heart of Downtown Edmonton, the Land is a short walk’s distance from Edmonton City Centre Mall, ICE District, the Financial District and the varied dining and entertainment offerings on Jasper Avenue.

This opportunity is offered at a list price of \$1,195,000 (\$105 psf).



PROPERTY DETAILS

MUNICIPAL ADDRESS	10008 - 103 rd Street, Edmonton AB
LEGAL ADDRESS	Plan NB; Block 3; Lots 87-89
NEIGHBOURHOOD	Downtown
SITE SIZE	11,380 SF (0.26 Acres)
ZONING	CMU – Commercial Mixed Use
MAX HEIGHT	70m
MAX FAR	7X (79,660 GFA)
LIST PRICE	\$1,195,000 (\$105 PSF)

PROPERTY OVERVIEW

The McGarvey Lands development site consists of one titled parcel comprising 0.26 acres (11,380 SF) in the Downtown neighbourhood. The Property measures approximately 230’ by 50’ offering a unique opportunity to re-imagine a centrally located parcel with proximal transit access.

The Site currently carries the CMU zoning allowing for varying scales of mixed-use development that enable the growth and development of a range of uses including housing, commerce, and employment opportunities. The Site allows for a maximum build height of 70m and max FAR of 7X.

AVAILABLE DOCUMENTS

- 2025 RPR
- 2025 Phase I ESA
- 2023 Appraisal
- Title
- Reg Docs



PERMITTED USES

- Home Based Business
- Multi-unit Housing
- Row Housing
- Supportive Housing
- Bar
- Body Rub Centre
- Cannabis Retail Store
- Centre City Temporary Parking
- Minor Indoor Entertainment
- Cultural Exhibit
- Food and Drink Service
- Health Service
- Hotel
- Indoor Sales and Service
- Liquor Store
- Office
- Residential Sales Centre
- Spectator Entertainment Establishment
- Child Care Service
- Community
- School
- Library
- Special Event
- Fascia Signs
- Projecting Signs

LOCATION OVERVIEW

Prominently located along 103rd Street in the Downtown Core, just south of Jasper Avenue and Edmonton's Financial District, McGarvey Lands provides all the necessities of urban living within a short walk, drive, or LRT ride. The Site sits within walking distance ICE District, Edmonton's premier entertainment, dining, and night life destination, as well as all the amenities offered at Edmonton City Centre Mall.

Further amenities and retail offerings can be found at Kingsway Mall, Unity Square, and Brewery District, all reached by car in under 15 minutes. The MacEwan University campus is a 6-minute drive from the Site, while the University of Alberta can also be reached in 6-minute drive, or 11 minutes via LRT.

The Site lies just southeast of the Bay Enterprise Square LRT Station, offering easy, car-free access to all quadrants of the city.

PROXIMITY TO AMENITIES & ENTERTAINMENT

BAY ENTERPRISE SQUARE LRT STATION 170M

2 MIN. WALK

ICE DISTRICT 600KM

8 MIN. WALK

3 MIN. DRIVE

EDMONTON CITY CENTRE MALL 650KM

9 MIN. WALK

3 MIN. DRIVE

6 MIN. VIA TRANSIT

SIR WINSTON CHURCHILL SQUARE 900KM

4 MIN. DRIVE

9 MIN. VIA TRANSIT

SAVE-ON-FOODS GROCERY 1.1KM

6 MIN. DRIVE

10 MIN. VIA TRANSIT

SAFEWAY GROCERY (UNITY SQUARE) 2.3KM

8 MIN. DRIVE

MACEWAN UNIVERSITY 1.3KM

6 MIN. DRIVE

11 MIN. VIA TRANSIT

NAIT CAMPUS 3.8KM

12 MIN. DRIVE

21 MIN. VIA TRANSIT

UNIVERSITY OF ALBERTA KM

6 MIN. DRIVE

11 MIN. VIA TRANSIT

ROYAL ALEXANDRIA HOSPITAL 2.1KM

8 MIN. DRIVE

11 MIN. VIA TRANSIT

KINGSWAY MALL 2.9KM

10 MIN. DRIVE

18 MIN. VIA TRANSIT

BREWERY DISTRICT 30.3KM

12 MIN. DRIVE

AMENITIES MAP



SITE



LRT LINE



FUTURE LRT LINE
UNDER CONSTRUCTION



LRT STATION



FUTURE LRT STATION
UNDER CONSTRUCTION



CHURCHILL HUB
LRT STATION





ABOUT THE AREA

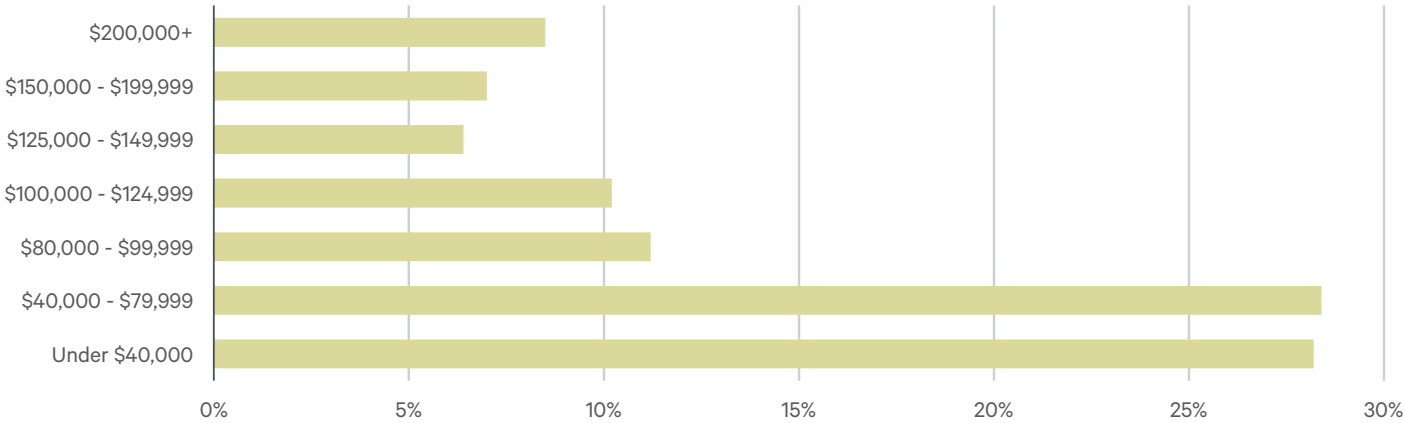
Central Edmonton is undergoing rapid development and has seen marked growth and investment over the last decade, with ICE District developing into a focal point of activity in the Downtown Core. A 3-minute drive, or 8-minute walk, north of the Property, events at ICE District bring thousands into the area on a regular basis. Retailers and restaurateurs have taken notice of this influx, offering a diverse array of retail and entertainment options at varied price points in the vicinity.

In terms of daily essentials, Loblaw's City Market ICE District is within walking distance, with additional offerings at Edmonton City Centre just a 9-minute walk, or 3-minute drive, away. Further amenities are available at Kingsway Mall, a short 10-minute drive, or 18-minute LRT ride, northwest of the Property. Kingsway Mall is one of Edmonton's largest and boasts a vast collection of retail options, including Walmart, HomeSense, and Hudson's Bay. A 12-minute drive northwest of the Site, Brewery District showcases a Loblaw's City Market, GoodLife Fitness, TD Canada Trust branch, as well as dining options and other assorted retailers.

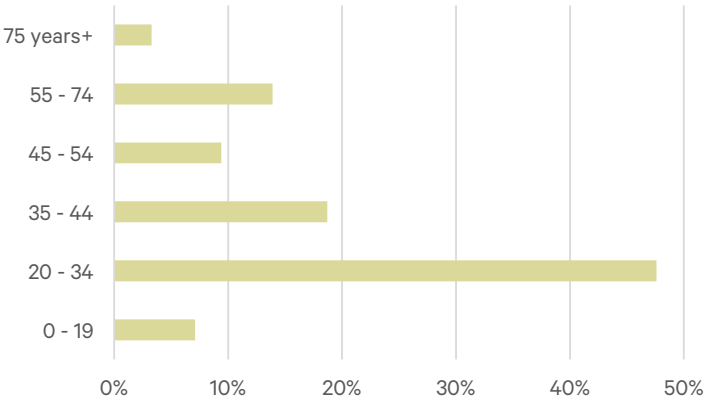
A short distance northwest of the Site lies MacEwan University, one of Edmonton's largest post-secondary institutions. MacEwan University's enrolment numbers sit at approximately 20,000 and are projected to rise to 27,500 by 2027. NorQuest College, located one block south of MacEwan University, has an enrolment of just over 18,000 students, which will grow to 27,000 students by 2030. These combined student bodies bring a youthful vibrance to the Downtown Core on a daily basis.

AREA STATISTICS

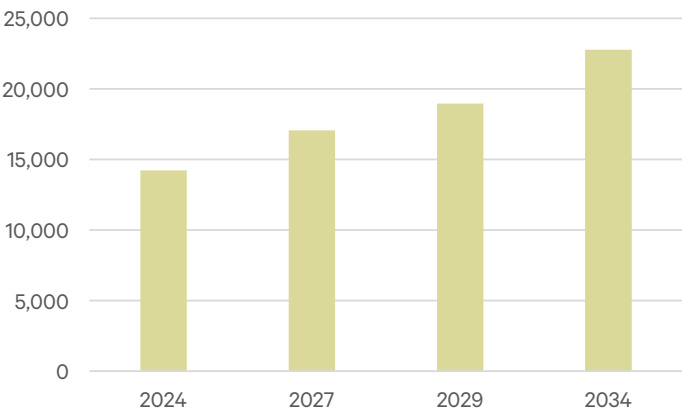
HOUSEHOLD INCOME - 2024



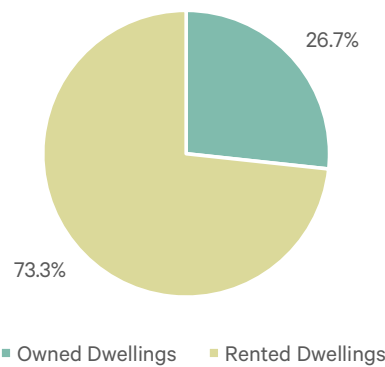
POPULATION BY AGE - 2024



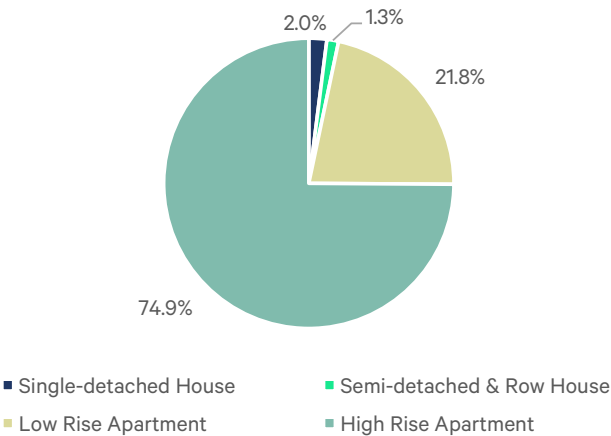
PROJECTED POPULATION GROWTH - 2024



OWNED VS. RENTED DWELLINGS - 2024



DWELLING TYPES - 2024



MCGARVEY LANDS

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