

FOR SALE

Multi-Family Land Development Opportunity

12149 - 54 Street NW, Edmonton | Alberta



INVESTMENT

An excellent opportunity to develop on ±8,516 SF of RA7 multi-family land in the peaceful and mature Newton neighbourhood.

Located between an existing family-oriented walkup apartment and a recently renovated strip-mall, which is home to a small grocery store, a daycare and great little bowling alley, and across from both Newton School and St. Leo Catholic School. This site is walkable to churches, a mosque and numerous parks. The site is ideal for stacked row housing or a small walkup.

Chris Davies, VP
Multi-Family & Investment
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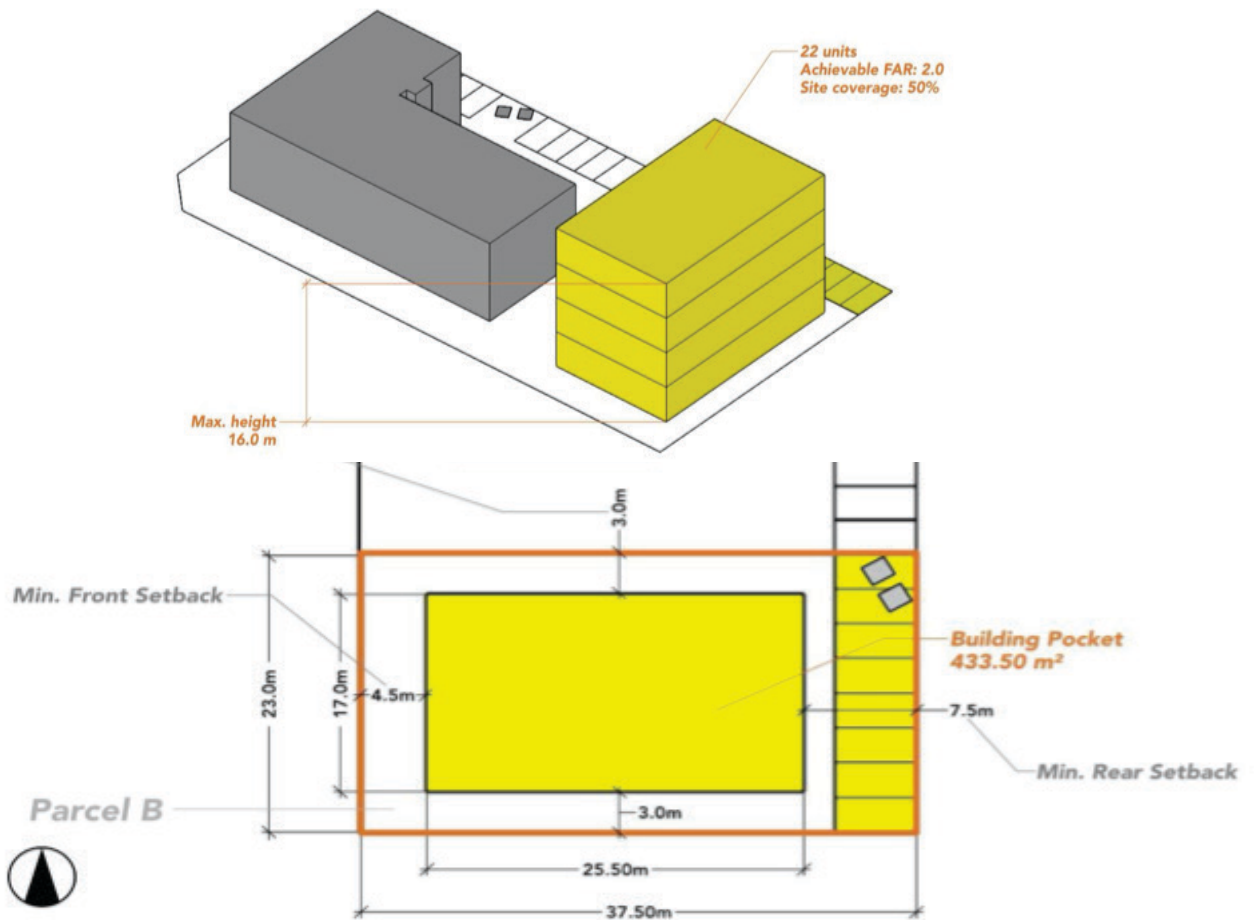
Luke Gervais, Associate
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RE/MAX
COMMERCIAL
CAPITAL
www.rcedm.ca

LIST PRICE: \$489,000 (\$57.35/SF)

Price Breakdown

\$/SF	SF	\$/m ²	m ²	
\$57.35	8,526.15	\$617.34	792.1	Total Site Area
\$104.80	4,666.19	\$1,128.03	433.5	Building Pocket
			50%	Building Pocket (%)
			2.0	Achievable FAR (Floor Area Ratio)
			2.3 - 2.5	Maximum FAR
			16.0	Max Height (m)
			4	Achievable Floors
\$22.94	21,315.56	\$246.94	1,980.3	Total Buildable Area (Site Area x Max FAR)
\$28.68	17,052.45	\$308.67	1,584.2	Achievable Buildable Area
\$32.75	14,931.82	\$352.51	1,387.2	Net Buildable Area
	861.12		80.0	Average Unit Size
		\$137,187.10	4	Minimum Density (45 unit/ha)
		\$28,764.71	17	Achievable Density (247 units/ha)





LOCATION

Commute Times

Downtown Edmonton



17 minutes



40 minutes



31 minutes



60+ minutes

Walk Score



46
Car Dependent



53
Good Transit



46
Somewhat Bikable

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LEGEND



Shopping



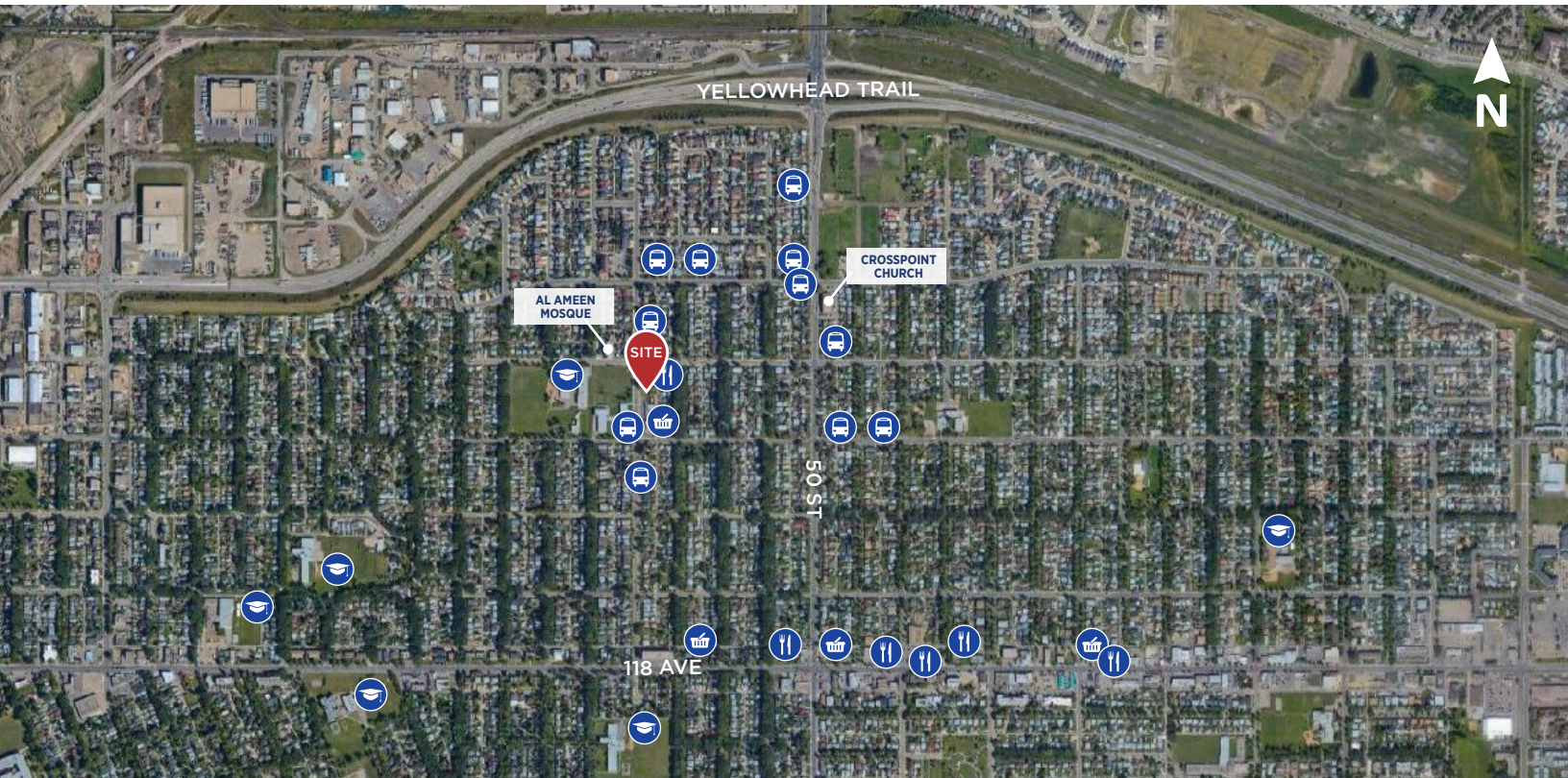
Transit Stop



School



Restaurant



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