



±15,813 Sq. Ft. For Sale
Sale Price: \$2,500,000 (\$158/Sq. Ft.)
(\$35,211 per buildable unit)

Opportunity

Cushman & Wakefield Edmonton is pleased to offer the opportunity to acquire ±15,813 sq. ft. of commercial/residential development land located in the Oliver District, one of Edmonton's most desirable high density residential neighbourhoods.



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Property Highlights

- Within close proximity to many local amenities such as the Brewery District, 124th Street Retail Corridor, Oliver Square and the River Valley. The new 40,000 sq. ft. Loblaws City Market, which is located in the Brewery District, is only the second to open in Alberta.
- The property is located on the Valley Line LRT expansion route going from Millwoods to Lewis Estates, crossing through Downtown. There is a planned stop on 120th Street along 104th Avenue.
- Excellent exposure on 104th Avenue with a daily traffic count of over 22,000 vehicles per day
- The Oliver Neighbourhood is one of the most densely populated neighbourhoods in Edmonton and boasts more than 19,000 residents. It is very pedestrian friendly, has an outdoor pool and a community garden.

Property Details

- LOCATION:** Located in the Oliver Neighbourhood, the property is ideally situated immediately west of the Downtown Financial and Government districts. This area generally experiences the lowest vacancy rates in Edmonton.
- SITE SIZE:** Three (3) separate lots comprising ±15,813 sq. ft.
- LEGAL:** Lots 12-13; Block D; Plan 7726AH
Lots A&B; Block D; Plan 8110ET
- ZONING:** DC2 999, bylaw 17361
Maximum 71 suites, 10 storeys
- PRICE:** **\$2,500,000.00 (\$158/sq. ft.)**
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