

FOR SALE

## DEVELOPMENT OPPORTUNITY

**5074 130 AVENUE  
(Hermitage Road)**  
EDMONTON, AB

50 STREET

130 AVENUE

**Adam Martinson**

Partner

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## DEVELOPMENT OPPORTUNITY

This opportunity provides prospective developers or end users with a fully serviced, paved, rezoned CG (General Commercial). parcel for immediate development.

With limited retail and office condo projects in Northeast Edmonton, the property is perfectly located for new businesses looking to own their own space.



Parcel: 25,833 SF (0.59 Acres)  
Development Area Potential: +/- 15,000 SF  
(to be confirmed by purchaser)



Sale Price: \$675,000



# LOCATION OVERVIEW



**SITE**

**STAPLES**

**THE HOME DEPOT**

**COSTCO WHOLESALE**

30,800  
VEHICLES PER DAY

**LONDONDERRY MALL**

**SAFEWAY**

**50 STREET**

34,900  
VEHICLES PER DAY

**MANNING DRIVE**

**137 AVENUE**

**Superstore**

27,300  
VEHICLES PER DAY

**CLAREVIEW LRT STATION**

**GoodLife FITNESS**

ONE MILLION SQUARE FEET OF RETAIL  
WITHIN ONE KILOMETER

**CLAREVIEW TOWN CENTRE**

**Walmart**

**Clareview**  
COMMUNITY RECREATION CENTRE



# IDEAL USERS



MIXED USE (RETAIL/MULTIFAMILY)



ENTERTAINMENT USES



BUSINESS SUPPORT SERVICES



GENERAL RETAIL STORES



PROFESSIONAL, FINANCIAL AND  
OFFICE SUPPORT SERVICES



HEALTH SERVICES



PERSONAL SERVICE SHOPS



RESTAURANTS/DRIVE-IN  
FOOD SERVICES



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