

FOR SALE

DEVELOPMENT OPPORTUNITY

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

50 STREET

130 AVENUE

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DEVELOPMENT OPPORTUNITY

This opportunity provides prospective developers or end users with a fully serviced, paved, rezoned (CB2) 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



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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