



FOR SALE

# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

10504 - 128 Street, NW  
Edmonton, AB

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# PROPERTY HIGHLIGHTS

- Strategically located on the North West Corner of 128th Street and Stony Plain Road
- Conveniently located within a well developed area where the average household income within a 500m radius is over \$132,000
- Notable area Multifamily developments include Glenora Point, Glenora Park, High Street, The MacLaren, West Block and many others
- Current zoning is Medium Scale Residential (RM h23)
- Strategically located along the Valley LRT Line

[Valley Line West LRT](#)



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10504 - 128th Street NW,  
Edmonton, AB

## LEGAL DESCRIPTION

Lot 1-3, Block 56, Plan 3875P

## ZONING

Medium Scale  
Residential (RM h23)

## NEIGHBOURHOOD

Westmount

## LOT AREA

± 19,584 SF / 0.45 Acres

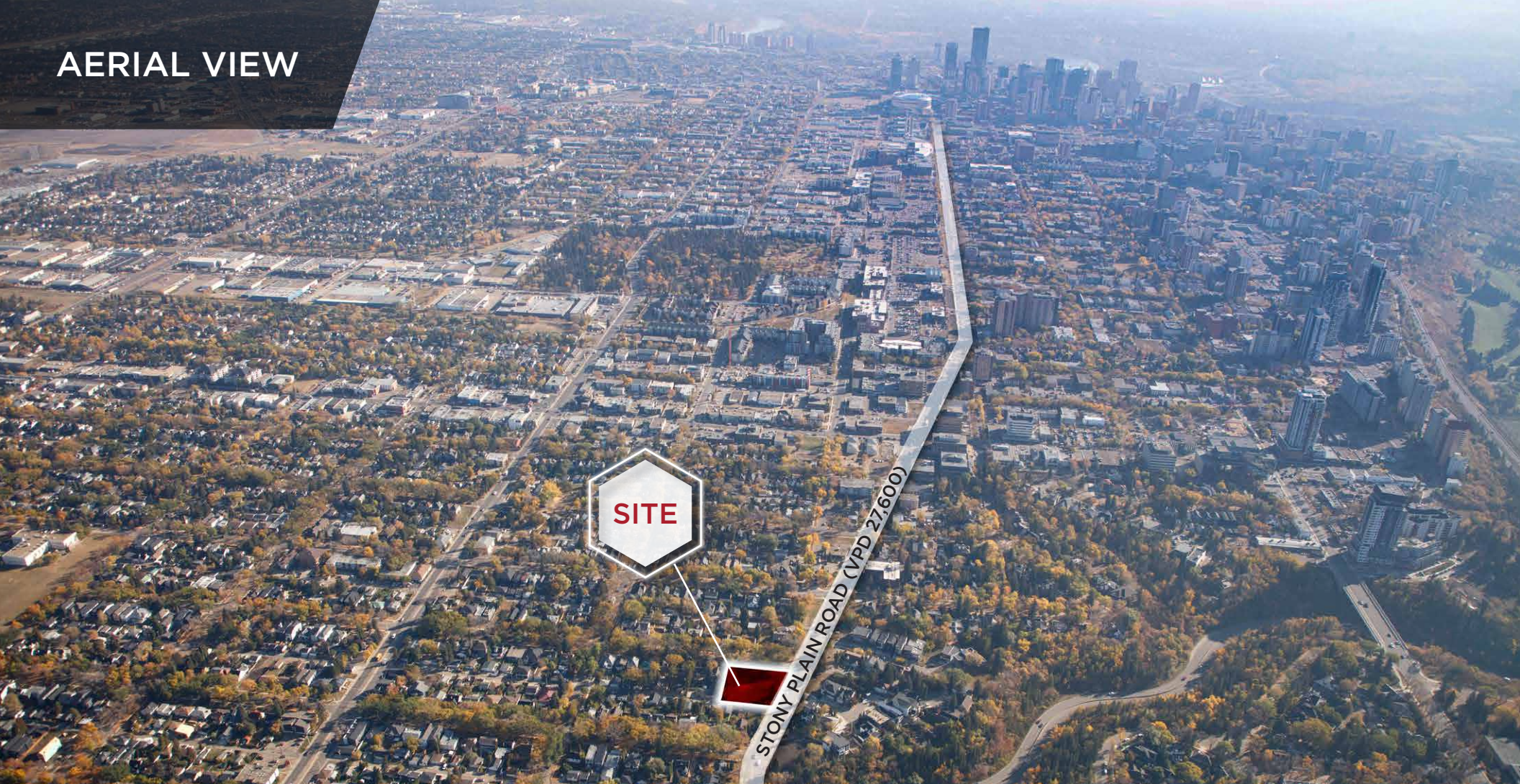
## SALE PRICE

\$1,925,000.00







# AERIAL VIEW




# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	10,748	84,113	197,180

	HOUSEHOLDS		
	1km	3km	5km
	5,451	42,107	94,688

	AVERAGE INCOME		
	1km	3km	5km
	\$127,903	\$109,863	\$107,760

	VEHICLES PER DAY		
	27,200 on Stony Plain Road		





**CUSHMAN &  
WAKEFIELD**

Edmonton

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