



**±0.75 Acres (±33,106 SF)**

**Sale Price: \$1,850,000**

**Property Highlights**

- Vacant serviced site
- Corner lot with excellent exposure to 156 Street and 92 Avenue
- Zoned DC2 - Site Specific Development Control Provision
- Exposure to ±18,600 vehicles per day along 156 Street
- The Purchaser will be responsible for securing an appropriate Land Use Amendment from the City of Edmonton.
- The Purchaser should investigate site access, as the City of Edmonton has advised that access to the site will be restricted, and may in the future be limited to laneway access only.



**Jeff McCammon**

Partner

780 429 9352

[jeff.mccammon@cwedm.com](mailto:jeff.mccammon@cwedm.com)

**CUSHMAN & WAKEFIELD  
Edmonton**

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)



## Property Details

### Location:

The subject property is located at the corner of 92 Avenue and 156 Street. 156 Street is the main north/south arterial servicing the immediate neighbourhoods with daily traffic count in excess of 18,600 vehicles per day.

### Land Use/Zoning:

DC2(47) - Site Specific Development Control Provision

### Legal Description:

Plan 5525HW, Block 11, Lot A

### Taxes (2021):

\$28,362.73

### Site Area:

±0.76 Acres (±33,106 SF)

### Site Description & Access:

Vacant serviced site with previous buildings removed and site leveled. L shaped site has excellent exposure to 156 Street. Existing access points are a combination of two each from 156 Street and 92 Avenue. The site is also afforded a rear lane with additional access.

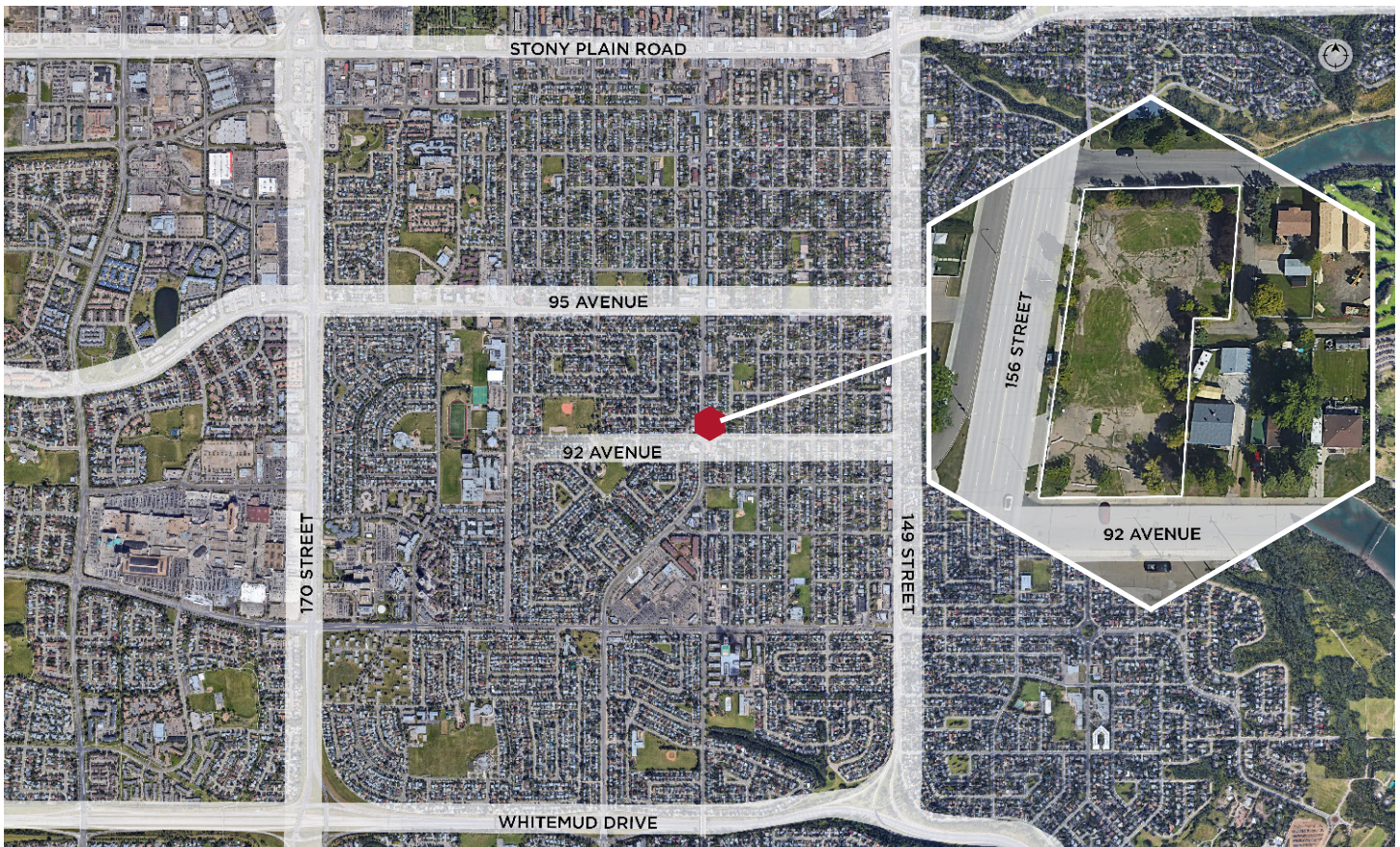
### Price:

\$1,850,000

### Comments:

Upon execution of Vendor's CA, environmental and site information will be released to qualified prospective purchasers. Vendor will review Expressions of Interest ("EOI") on its standard form; *upon execution of Vendor's standard form of Confidentiality Agreement ("CA"), Purchaser will have access to a Data Room to review environmental and other site information prior to submission of EOI*

## Aerial/Location Map



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