

14,985 SF DEVELOPMENT SITE

AT THE GATEWAY TO DOWNTOWN

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR  
SALE**

*Chocolaterie Bernard, Collection*  
FINE CHOCOLATES COFFEE GELATO

FOR SALE

# HIGH PROFILE JASPER AVENUE DEVELOPMENT SITE

124 Street & Jasper Avenue,  
Edmonton, AB

**David Cooney**

Partner

780 917 8327

[david.cooney@cwedm.com](mailto:david.cooney@cwedm.com)

**Howard McCann**

Senior Associate

780 917 8336

[howard.mccann@cwedm.com](mailto:howard.mccann@cwedm.com)

**Doug Rae**

Partner

780 429 9397

[doug.rae@cwedm.com](mailto:doug.rae@cwedm.com)

# PROPERTY HIGHLIGHTS

- Opportunity to densify one of the most recognizable locations in central Edmonton
- Surrounded by recent high rise mixed use redevelopments. The Maclaren, Mercury Block, 123 Street & 102 Avenue (SWC). The Oliver Residence, Citizen on Jasper Avenue, 122 Street & Jasper Avenue.
- Immediate proximity to the River Valley and 124th Street art district and central business district
- Excellent transit available in the area, including the west leg of the LRT (under construction)
- Projected FAR of 6 (with rezoning to similar density already present in the area). Additional density (up to 12 FAR) may be possible
- Rezoning to be completed by purchaser

# PROPERTY DETAILS

## LEGAL DESCRIPTION

Plan RN22 Block 19 Lots 15 & 16

## CURRENT ZONING

MU h16 f3.5

## PRICE

\$3,950,000



**SITE**

124 STREET

JASPER AVENUE

ARC BY PIVOTAL  
PHYSIOTHERAPY

MERCURY BLOCK

THE MACLAREN

NEW DEVELOPMENT

MCELHERAN'S  
FURNITURE + DESIGN

ACCURATE OPTICAL  
SVC LTD

THE OLIVER  
RESIDENCES



ICE DISTRICT

NORQUEST COLLEGE

MACEWAN UNIVERSITY

104 AVENUE

JASPER AVENUE

BREWERY DISTRICT

THE CITIZEN

NEW DEVELOPMENT

THE OLIVER RESIDENCES

MERCURY BLOCK

ARC BY PIVOTAL PHYSIOTHERAPY

THE MACLAREN

MCELHERAN'S FURNITURE + DESIGN

124 STREET

102 AVENUE

**SITE**

# TRADE AREA SUMMARY



**WESTMOUNT**  
Population: 1,524  
Avg. Household Income: \$92,604

**QUEEN MARY PARK**  
Population: 3,882  
Avg. Household Income: \$79,103

**DOWNTOWN**  
Population: 1,741  
Avg. Household Income: \$104,487

**OLIVER**  
Population: 21,105  
Avg. Household Income: \$94,570

**SITE**

Approximate Draw Area	2.56 Km
Population	28,252
Average Household Income	\$92,691

## OTHER HIGHLIGHTS:

- 124th Street is a vibrant corridor combining retail and office, acting as another major node in Downtown Edmonton
- MacEwan University and NorQuest College are 2 major educational institutions bringing thousands of students daily to the Downtown Core.
- Proximity to various ETS Bus Routes, and the Valley Line West LRT Expansion.
- Major transportation arteries include, Jasper Ave, 124th Street, 102 Ave, 104 Ave/Stony Plain Road, Victoria Park Road, and Groat Road

**David Cooney**  
Partner  
780 917 8327  
[david.cooney@cwedm.com](mailto:david.cooney@cwedm.com)

**Howard McCann**  
Senior Associate  
780 917 8336  
[howard.mccann@cwedm.com](mailto:howard.mccann@cwedm.com)

**Doug Rae**  
Partner  
780 429 9397  
[doug.rae@cwedm.com](mailto:doug.rae@cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 4, 2024