



**CUSHMAN &
WAKEFIELD**
Edmonton

JUDICIAL SALE

**9950 82 AVENUE NW,
EDMONTON, AB**

**HIGH EXPOSURE
WHYTE AVENUE LAND**

Adam Martinson

Partner

780 701 3285

adam.martinson@cwedm.com

Zeshan Qureshi CPA, CA

Partner

780 238 4576

zeshan.qureshi@cwedm.com

Mark Bowman

Associate

780 702 4256

mark.bowman@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

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An aerial photograph of a city street intersection. A white hexagon is superimposed on the image, with the word "SITE" in red capital letters inside it. The hexagon points to a specific lot at the intersection of Whyte Avenue NW and 99 Street NW. The lot is highlighted in red. The surrounding area is a residential neighborhood with many houses and trees. The street names "WHYTE AVENUE NW" and "99 STREET NW" are written in white capital letters on the image.

SITE

WHYTE AVENUE NW

99 STREET NW

THE OPPORTUNITY

- 0.50 Acre corner lot with multi-use zoning for mixed-use development
- Corner site
- Whyte Avenue location with good access
- Opportunity to re-zone for maximum mixed-use density
- Court-ordered sale
- 3.5 Maximum floor area ratio (FAR)

DEVELOPMENT IDEAL FOR



Mixed Use Development



General Retail



Health Services



Professional Services

PROPERTY DETAILS

MUNICIPAL ADDRESS

9950 82 Avenue NW,
Edmonton, AB

LEGAL DESCRIPTION

Plan I, Block 71, Lots 1-5

ZONING

General Business Zone (CB2)

NEIGHBOURHOOD

Strathcona

LOT AREA

+/- 0.50 Acres (21,763 SF)

LIST PRICE

\$2,285,000



99 STREET

DEMOGRAPHICS



POPULATION

1km	3km	5km
12,750	81,097	185,729



HOUSEHOLDS

1km	3km	5km
7,375	41,757	92,572



AVERAGE INCOME

1km	3km	5km
\$90,048	\$93,925	\$93,001



VEHICLES PER DAY

23,800 VPD on Whyte Avenue
23,100 VPD on 99 Street

WHYTE AVENUE



General Business Zone (CB2) Permitted Uses:

- Apartment Hotels
- Automotive and Equipment Repair Shops
- Bars and Neighbourhood Pubs
- Breweries, Wineries, and Distilleries
- Business Support Services
- Cannabis Retail Sales
- Commercial Schools
- Creation and Production Establishments
- Drive-in Food Services
- Equipment Rentals
- General Retail Stores
- Greenhouses, Plant Nurseries, and Garden Centres
- Health Services
- Hotels
- Household Repair Services
- Indoor Participant Recreation Services
- Limited Contractor Services
- Market
- Minor Amusement Establishments
- Minor Service Stations
- Personal Service Shops
- Professional, Financial and Office Support Services
- Public Libraries and Cultural Exhibits
- Recycling Depots
- Restaurants
- Special Event
- Specialty Food Services

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