

# 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.gureshi@cwedm.com

Mark Bowman Associate 780 702 4256 mark.bowman@cwedm.com

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.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. March 20, 2023

WHYTE AVENUE

REE

66



## WHYTE AVENUE NW







## THE **OPPORTUNITY**

- 0.50 Acre corner lot with multi-use zoning for mixeduse 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

🗓 Ger

General Retail

Health Services

) Professional Services

## **PROPERTY** DETAILS

MUNICIPAL ADDRESS 9950 82 Avenue NW, Edmonton, AB

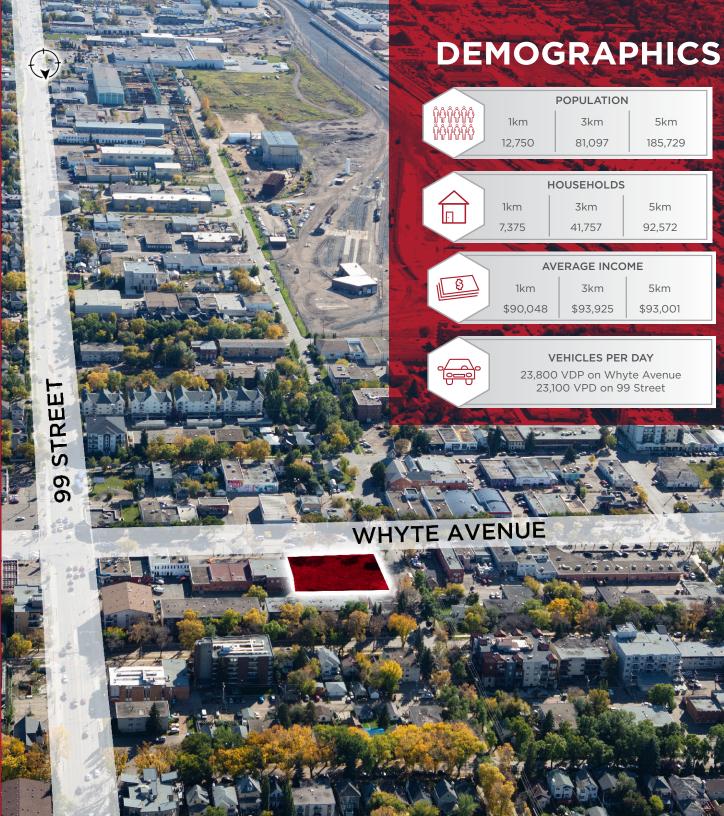
LEGAL DESCRIPTION Plan I, Block 71, Lots 1-5

**ZONING** General Business Zone (CB2)

NEIGHBOURHOOD Strathcona

LOT AREA +/- 0.50 Acres (21,763 SF)

LIST PRICE \$2,285,000



### 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

#### Adam Martinson

Partner 780 701 3285 adam.martinson@cwedm.com

#### Zeshan Qureshi CPA, CA Partner 780 238 4576 zeshan.gureshi@cwedm.com

### Mark Bowman

Associate 780 702 4256 mark.bowman@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. March 20, 2023