



**CUSHMAN &
WAKEFIELD**
Edmonton

PRICE REDUCED!

JUDICIAL SALE

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

**HIGH EXPOSURE
WHYTE AVENUE LAND**

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SITE

99 STREET NW

WHYTE AVENUE 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

\$1,900,000



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 VDP 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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