

± 17,406 SF MULTI-FAMILY DEVELOPMENT LAND | PRIME STRATHCONA LOCATION

# STRATHCONA MULTI-FAMILY LANDS

10120-38 83 AVENUE, EDMONTON, AB

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 9, 2023

**Brandon Kuhn**  
Senior Associate  
780 916 9671  
[brandon.kuhn@cwedmonton.com](mailto:brandon.kuhn@cwedmonton.com)

 **CUSHMAN &  
WAKEFIELD**  
Edmonton



# PROPERTY OVERVIEW

Land Size:  $\pm$  17,406 SF

Spectacular development site located within the attractive neighbourhood of Strathcona, one block north of Whyte Ave, with convenient access to Gateway Boulevard, Calgary Trail, the University of Alberta, and surrounded by numerous retail amenities

Site currently zoned RA7 - Low Rise Apartment Zone and RF5 Row Housing Zone

Site being sold based on future rezoning to RA8 - Medium Rise Apartment Zone equivalent density

Houses on-site are currently fully leased

Pricing Guidance: \$2,600,000  
(+/- \$149/SF, +/- \$45/Buildable SF, +/- \$34,667/Buildable Suite)



## LISTING TEAM

**Brandon Kuhn**  
Senior Associate  
780 916 9671  
brandon.kuhn@cwedmonton.com

**CUSHMAN & WAKEFIELD**  
Edmonton

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 9, 2023