



**CUSHMAN &  
WAKEFIELD**  
Edmonton



FOR SALE

## HIGH EXPOSURE CNC ZONED LAND

9232 111 Avenue NW, Edmonton, AB

### HIGH EXPOSURE CNC ZONED LAND

#### PROPERTY HIGHLIGHTS

- Site offers level topography and a desirable corner location and is exposed to over 20,000 vehicles per day along 111th avenue (2015)
- Ideally situated with close proximity to Commonwealth Stadium, Kingsway Mall, Rogers Place, Royal Alexandra Hospital and Northern Alberta Institute of Technology (NAIT)
- 5 Minutes from the Blatchford Redevelopment Project. A neighbourhood catalyst for the redevelopment of 536 acres. Blatchford is expected to drive over 30,000 new residents to the area upon completion.

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**AERIAL**


## PROPERTY DETAILS


Municipal Address:	9232 111 Avenue NW, Edmonton, AB
Legal Description:	Lot 5-10, Block 41, Plan 290A1
Zoning:	(CNC) Neighborhood Convenience Commercial Zone
Neighbourhood:	Alberta Avenue
Property Taxes:	\$13,486 (2022)
Property Tax Assessment:	\$502,500 (2023)
Price:	\$700,000
Land Size:	0.24 Acres


111 AVENUE NW




## DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	14,016	82,113	239,523

	AVERAGE INCOME		
	1km	3km	5km
	\$64,721	\$72,653	\$85,145

	HOUSEHOLDS		
	1km	3km	5km
	6,422	41,124	106,421

	VEHICLES PER DAY		
	20,000 on 111 Avenue NW in front of property		



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