

#### 14,985 SF DEVELOPMENT SITE



# HIGH PROFILE JASPER AVENUE DEVELOPMENT SITE

Checonatorie

124 Street & Jasper Avenue Edmonton, AB

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

FOR SALE

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Churchaterie Bernard, Calle

### PROPERTY OVERVIEW

- Opportunity to densify one of the most recognizable
  locations in central Edmonton
  - Surrounded by recent high rise mixed use redevelopments
- Immediate proximity to the River Valley and 124th Street art district and central business district
- Excellent transit available in the area, including the west leg of the LRT (under construction)
  - Projected FAR of 11 (with rezoning to similar density already present in the area)
    - Existing building provides opportunity for holding income

## **PROPERTY DETAILS**

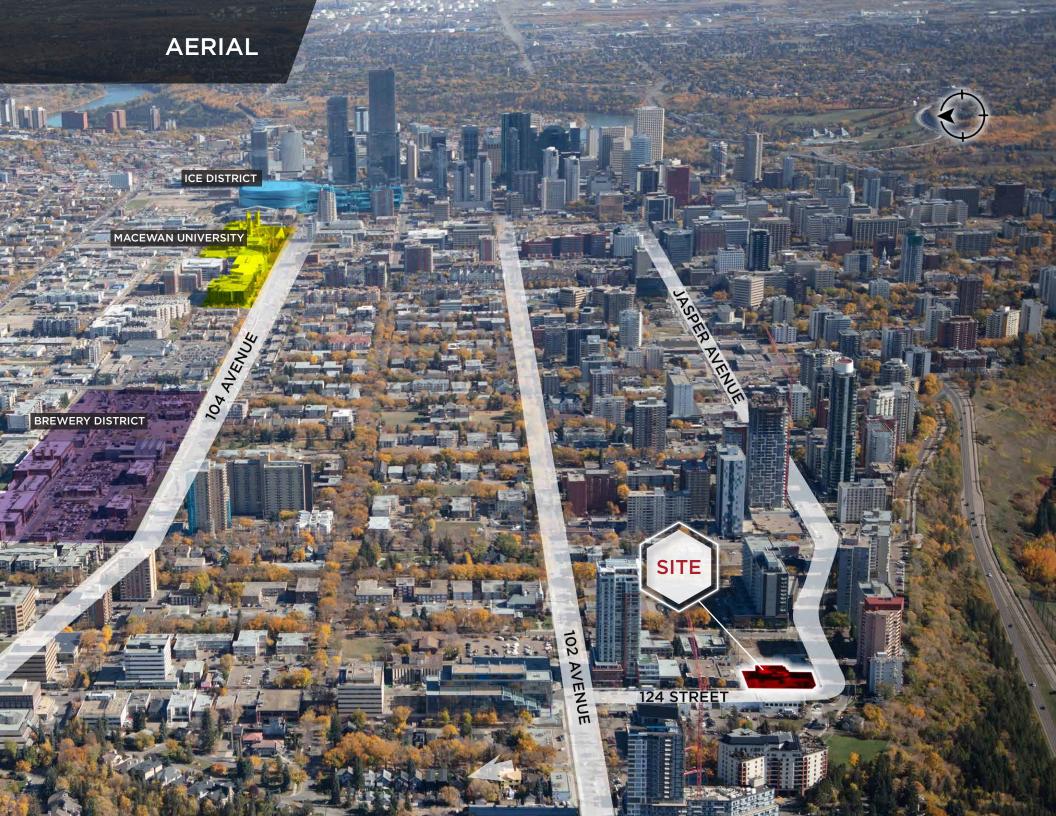
LEGAL DESCRIPTION Plan RN22 Block 19 Lots 15 & 16

CURRENT ZONING CB 1 PROJECTED REZONING TO DC 2 TO BE COMPLETED BY PURCHASER

> **PRICE** \$5,800,000

# 124 STREET

#### JASPER AVE



#### SITE PLAN

MASSING PLAN





**TEST FIT** - 11 LANE PROVIDE PARKADE AND WASTE ACCESS FROM LANE STEPBACK (6.0M) PODIUM 2 STOREYS TOWER **I24 STREET** ~16 STOREYS STEPBACK (4.5M) STEPBACK (5M) MECHANICAL PENTHOUSE PROPOSED TOWER FOOTPRINT OF 7500 S.F. STEPBACK (4.5M) ANTICIPATE SIDEWALK WIDENING (1M INTO SITE) JASPER AVENUE

m Southwest

View East along Jasper Avenue

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