

FOR SALE

HIGH PROFILE JASPER AVENUE DEVELOPMENT SITE

124 Street & Jasper Avenue
Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
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cwedm.com

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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



AERIAL



ICE DISTRICT

MACEWAN UNIVERSITY

BREWERY DISTRICT

104 AVENUE

JASPER AVENUE

102 AVENUE

SITE

124 STREET



SITE PLAN

MASSING PLAN

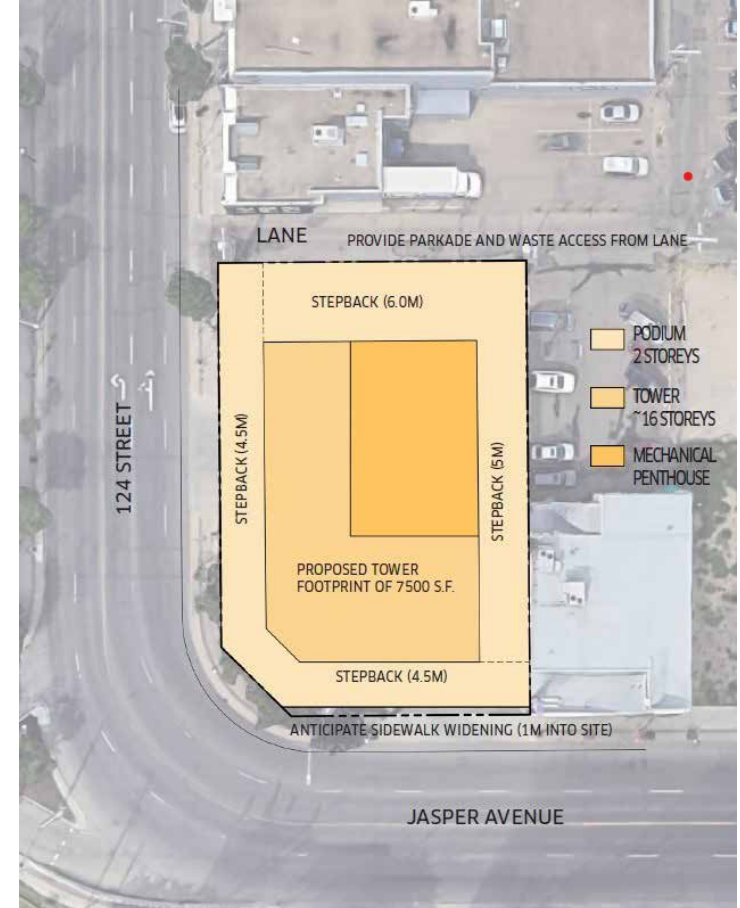


View Southwest



View East along Jasper Avenue

TEST FIT



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