

SALE

INGLEWOOD REDEVELOPMENT PROPERTIES

12418/20/24/28 - 118 AVENUE;
11803/17 - 125 STREET
EDMONTON, AB



**INVESTMENT LANDS WITH
REDEVELOPMENT OPPORTUNITY**

Cushman & Wakefield Edmonton

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

Marino Padoan

Senior Associate
780 917 8340
marino.padoan@cwedm.com

PROPERTY HIGHLIGHTS

- Investment properties with holding incomes
- A ready for redevelopment opportunity
- Total land size of 27,754 SF
 - Most of the properties fronting along 118 avenue just west of 124 street
- All lots currently zoned CB1
 - Except (11817 125 street) currently zoned RF3
- List price \$6,335,000

11817 125 Street

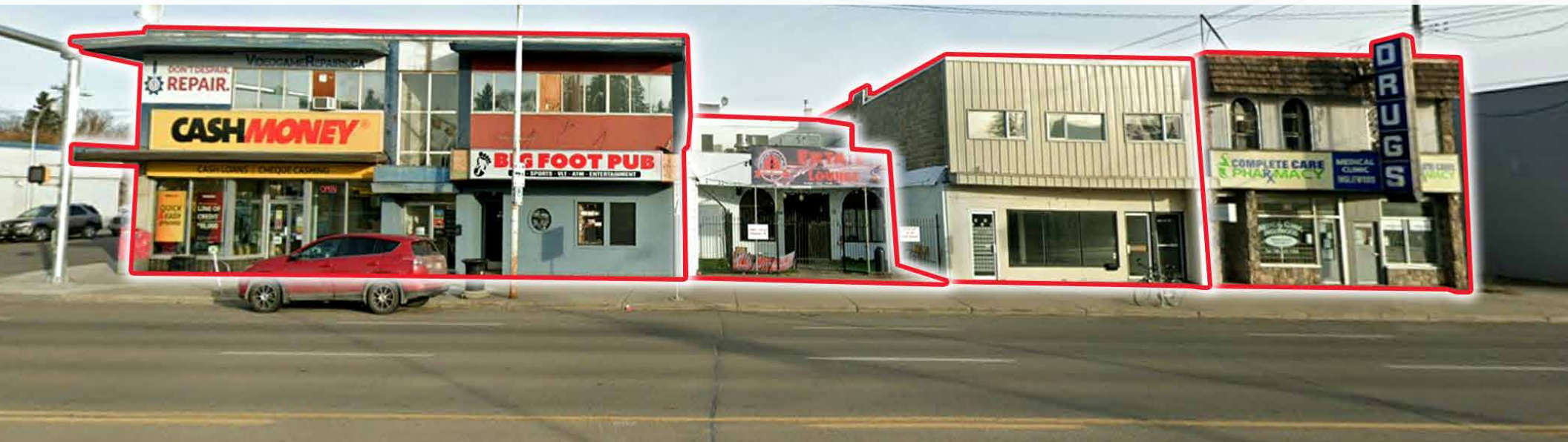


12428 118 Avenue

12424 118 Avenue

12420 118 Avenue

12418 118 Avenue



PROPERTY DETAILS

MUNICIPAL ADDRESS

12418;12420;12424;12428

LEGAL DESCRIPTION

PL4865 CL;BLK4;LOTS ABCDE

ZONING

CB1

NEIGHBORHOOD

INGLEWOOD

PROPERTY TAX 2021

TBC

LOT AREA

27,758 SF

11817 125 STREET

PLAN RN64 ; 4; 17
(ZONED RF3)

12418 118 STREET

4,700 SF BUILDING

12420 118 STREET

5,200 SF BUILDING

12424 118 STREET

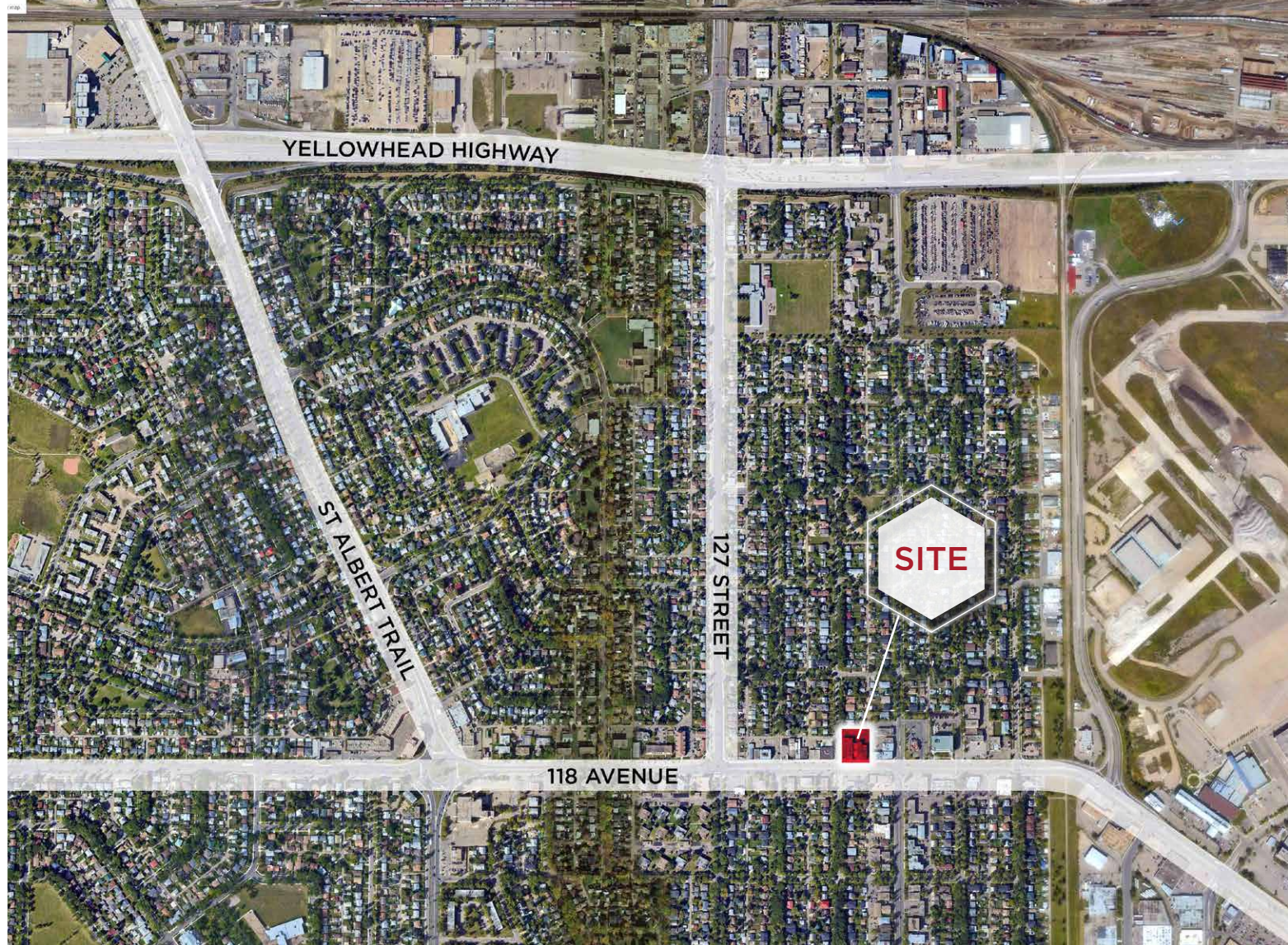
3,900 SF BUILDING

12428 118 STREET

11,000 SF BUILDING

11817 125 STREET

CUSTOMER PARKING
(7,500 SF)



DEMOGRAPHICS



POPULATION

1km	3km
8,688	63,111



HOUSEHOLDS

1km	3km
4,000	28,091



AVERAGE INCOME

1km	3km
\$69,640	\$79,193



VEHICLES PER DAY

27,500 on 118 Ave

cwedm.com



**CUSHMAN &
WAKEFIELD**

Edmonton

Marino Padoan

Senior Associate

780 917 8340

marino.padoan@cwedm.com