



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**RA8
STRATHCONA
MULTI-FAMILY
DEVELOPMENT
SITE**

8515/21/23 - 106A
Street NW,
Edmonton, AB

**STRATHCONA RM
H23 MULTI-FAMILY
LANDS**

Raphael Yau
Senior Associate
780 917 8326
raphael.yau@cwedm.com

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THE OPPORTUNITY

Spectacular development site located within the attractive neighbourhood of Strathcona.

On a quiet street, three blocks North of Whyte Avenue and 2.5 blocks East of 109 Street.

Convenient access to Gateway Boulevard, Calgary Trail, the University of Alberta, and surrounded by numerous retail amenities.

FAR of 3.0, 40,000 SF buildable and RA8 zoning, previous approval (lapsed) of a 51 Unit Property was approved.

The vendor may be able to work with the purchaser on construction should there be a need.

PROPERTY DETAILS

Municipal Address: 8515/21/23 106A Street NW,
Edmonton, AB

Legal Description: Lot 32; Block C; Plan 2320082

Zoning: RM h23 (Medium Scale Residential)

Neighbourhood: Strathcona

Description: Infill Multi-Family Site

Lot Size: 13,051 SF

Pricing Guidance: **\$1,975,000:**
(based on previously approved development permit) +/- \$151/SF,
+/- \$49/Buildable SF,
+/- \$38,725/Buildable Suite





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