



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

# **RA8 STRATHCONA MULTI-FAMILY DEVELOPMENT SITE**

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

## **STRATHCONA RA8 MULTI-FAMILY LANDS**

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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:** RA8

**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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