

FOR SALE

DOWNTOWN CORNER DEVELOPMENT SITE

10593 101 Street NW, Edmonton, AB



SALE PRICE: \$1,587,500 (\$136/SF)

LAND SIZE: ±11,615 SF



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THE OPPORTUNITY


- A well recognized corner location on busy 101 Street, walking distance from Downtown Edmonton.
- CB2 Zoning allows for many development options - highest and best use is a mixed use or commercial development.
- The maximum FAR is 3.5 and with a maximum height of 14.5M, the buildable area is 40,652 SF.
- Located just North of the Downtown core, steps away from Rogers Place and Ice District.

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	13,180	98,369	213,781

	HOUSEHOLDS		
	1km	3km	5km
	6,998	52,787	103,266

	AVERAGE INCOME		
	1km	3km	5km
	\$80,408	\$92,056	\$102,913

	VEHICLES PER DAY		
	22,700 on 101 Street NW and 5,800 on 106 Avenue NW		



PROPERTY DETAILS

MUNICIPAL ADDRESS

10593 - 101 Street NW Edmonton, AB

LEGAL DESCRIPTION

Plan: 492EO, Block, Lot A & B

ZONING

CB2 - General Business Zone

NEIGHBOURHOOD

McCauley

DESCRIPTION

Vacant, Clear Land Parcel

SIZE

± 11,615 SF

UTILITIES

Municipal Services

AREA HIGHLIGHTS

Land parcel across the street currently under rezoning application to convert to: ARENA & ENTERTAINMENT DISTRICT ZONE (AED). A multiple tower residential and mixed-use complex, are proposed on that site

PERMITTED USES

- Apartment Hotels
- Automotive and Equipment Repair Shops
- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- Business Support Services
- Cannabis Retail Sales
- Convenience Retail Stores
- Creation and Production
- Establishments
- Drive-in Food Services
- Equipment Rentals
- Gas Bars
- Liquor Stores
- Health Services and many more.





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