

FOR SALE

# HUDSON LAND

14235 140 Street NW, Edmonton, AB

SALE PRICE: \$6,500,000

142 STREET NW

140 STREET NW

CASTLE DOWNS RD

SITE

HILWIE HAMDON  
SCHOOL

CUMBERLAND ROAD NW

HUDSON ROAD

GATEWAY  
ALLIANCE  
CHURCH

137 AVENUE



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# DETAILS & HIGHLIGHTS

## PROPERTY DETAILS

- Approximately 11.6 acres of developable land comprised of two multi-family lots and five single family lots.
- Zoned for medium scale and small scale flex residential
- Designed for up to 735 units plus 5 single family home sites
- Site has been partially stripped and excavated
- One of the last larger developable sites in a well established area
- Situated in a highly desirable area with easy access to major arterials, shopping centres, schools, movie theatre and national restaurants
- Excellent built out area amenities including schools, transit and shopping

### MUNICIPAL ADDRESS:

14235 140 Street NW,  
Edmonton, AB

### NEIGHBOURHOOD:

Hudson

### LEGAL DESCRIPTION:

Plan 0320244, Block 5, Lot 6

### SITE SIZE

15.59 acres comprised of approximately 11.6 acres of developable land comprised of two multi-family lots and five single family lots

### ZONING:

- Medium Scale Residential (RM h16)
- Small Scale Flex Residential (RSF)
- Public Utility (PU)

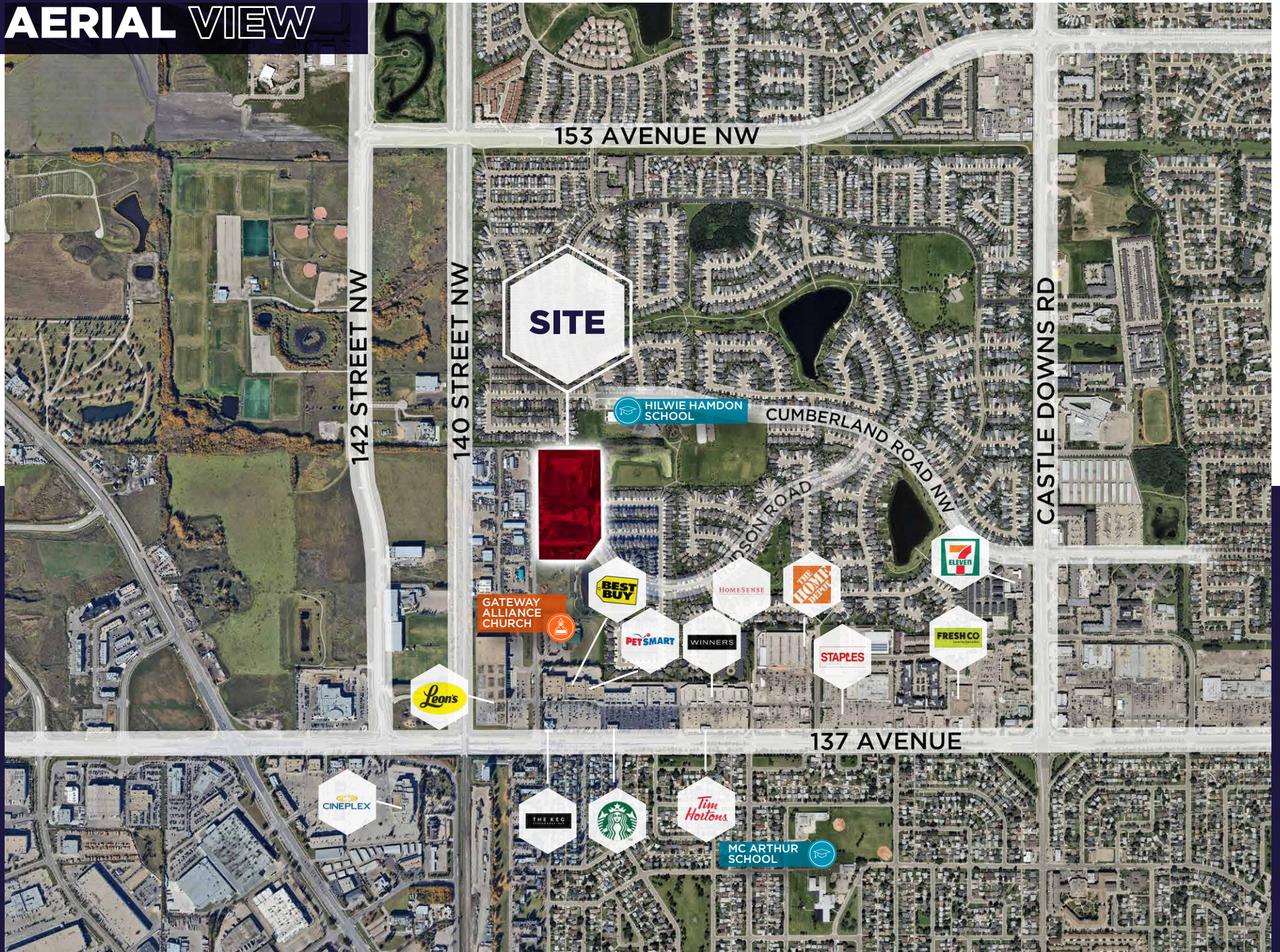
### PROPERTY TAX ASSESSMENT (2024):

\$116,275.01 (2026)

### SALE PRICE: **\$6,500,000**



# AERIAL VIEW



153 AVENUE NW

142 STREET NW

140 STREET NW

CASTLE DOWNS RD

**SITE**

HILWIE HAMDON SCHOOL

CUMBERLAND ROAD NW

EDSON ROAD

137 AVENUE

GATEWAY ALLIANCE CHURCH

BEST BUY

PETSMART

WINNERS

HOMESENSE

THE HOME DEPOT

STAPLES

7 ELEVEN

FRESH CO

Legg's

CINEPLEX

THE KEG

Starbucks

Tim Hortons

MC ARTHUR SCHOOL

# TRADE AREA SUMMARY

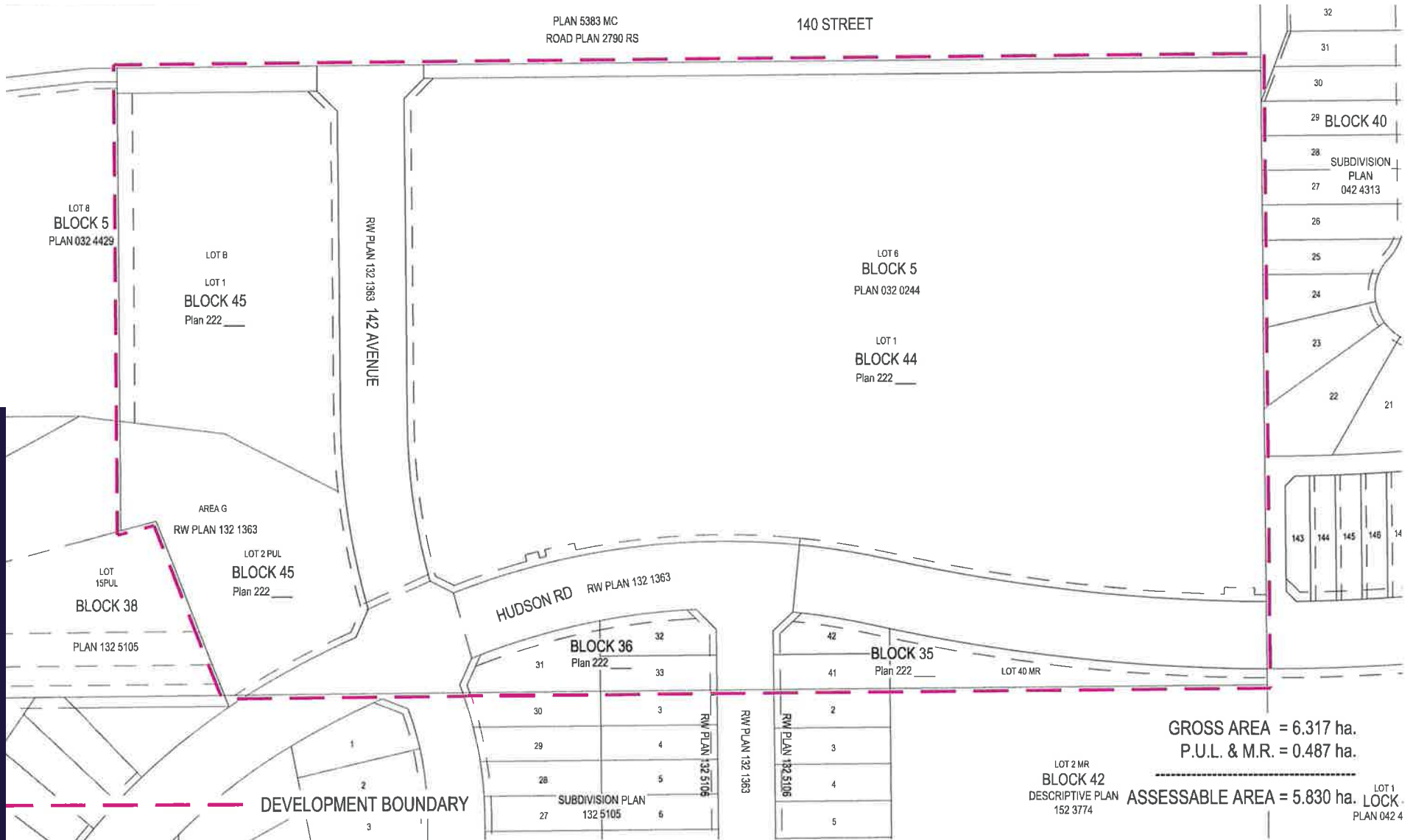


<b>Approximate Draw Area</b>	6.76 Km
<b>Population</b>	77,839
<b>Average Household Income</b>	\$118,100

## OTHER HIGHLIGHTS:

- 25 schools in the area
- Proximity to various commercial amenities and industrial employment nodes
- Major transportation arteries include: 137th Avenue, Mark Messier Trail, Anthony Henday Drive, Yellowhead Trail, 97th Street

# SITE PLAN





# KEEP IN TOUCH

