

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)

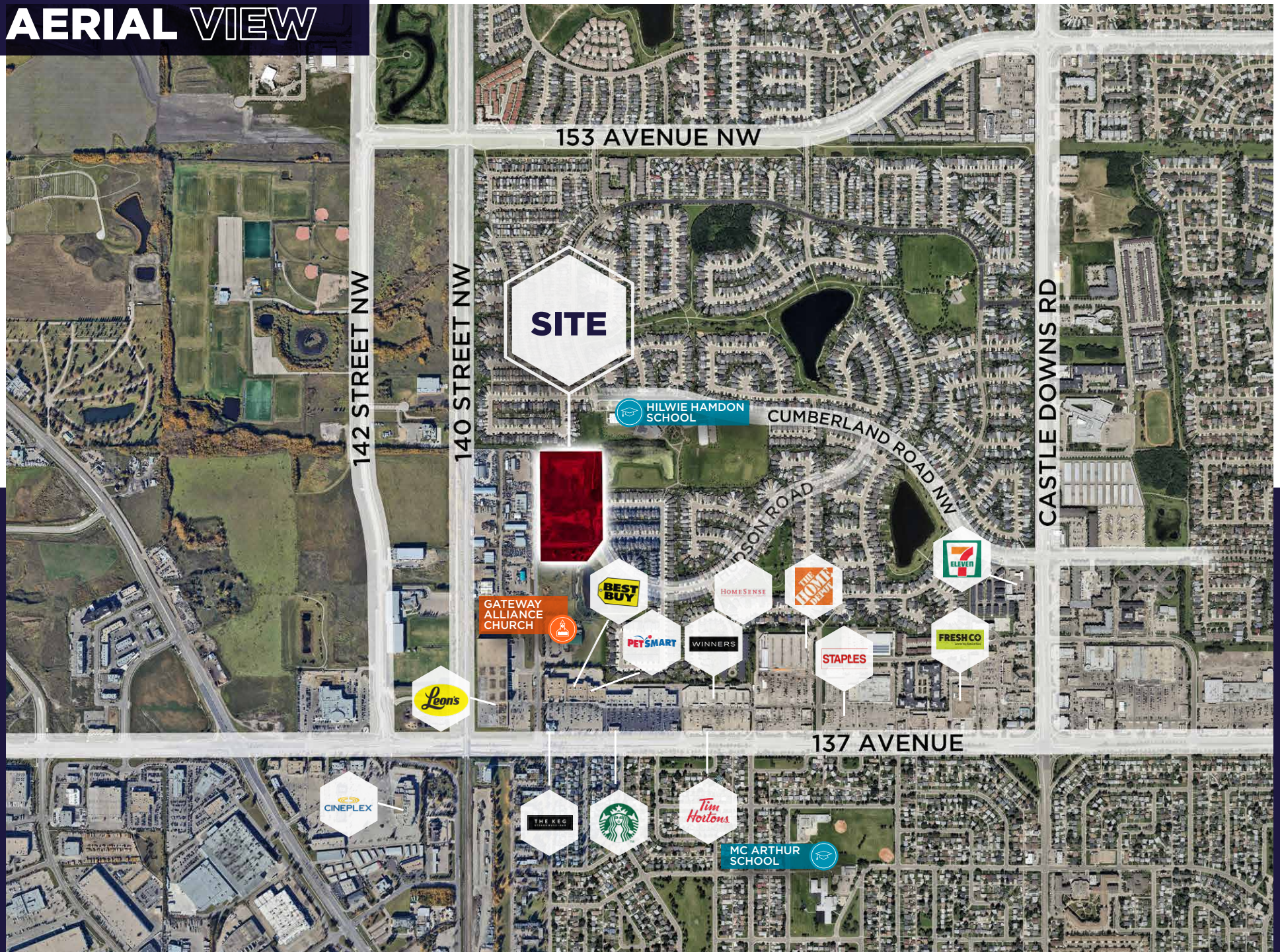
PROPERTY TAX ASSESSMENT (2024):

\$40,044.32 (2024)

SALE PRICE:
\$6,500,000



AERIAL VIEW



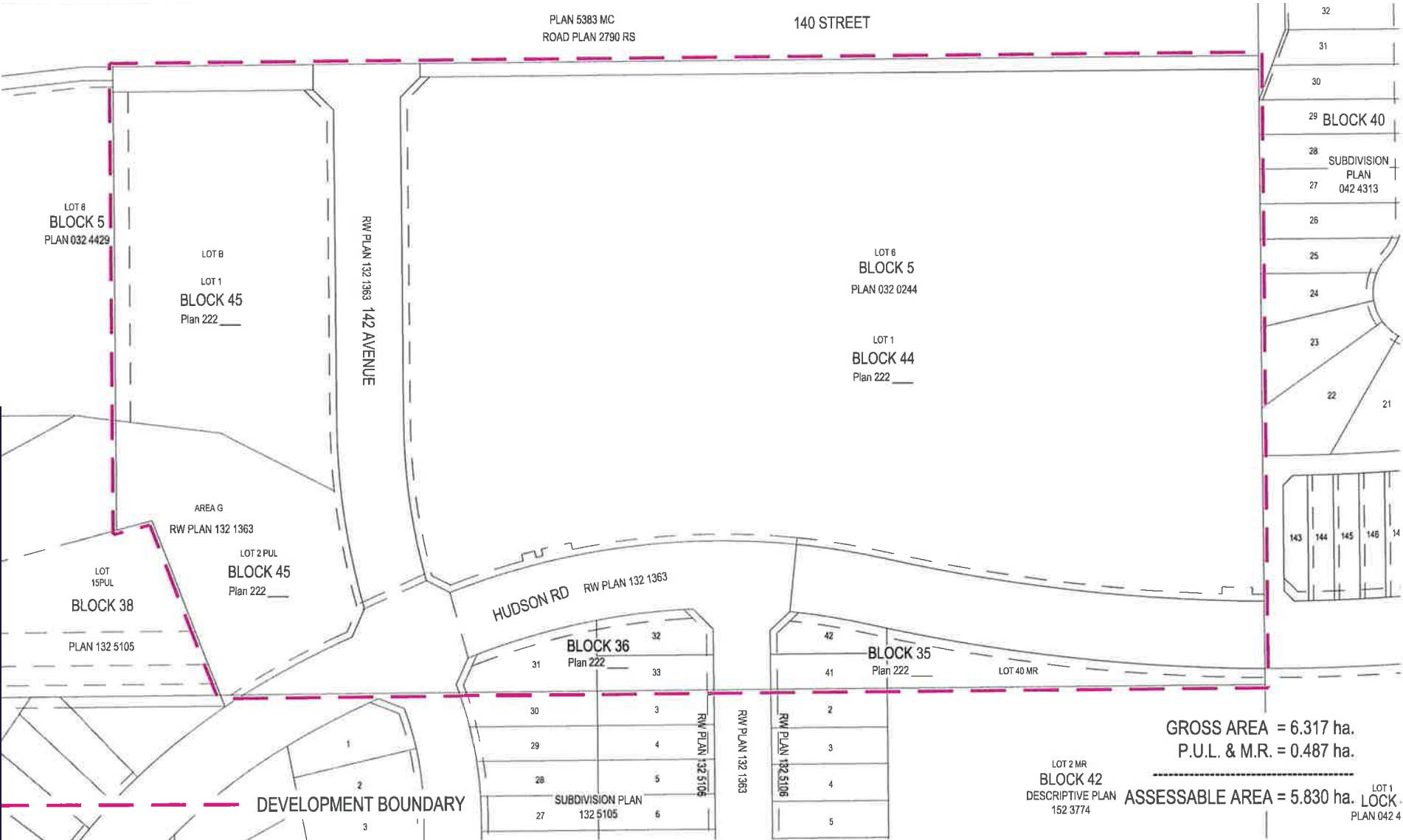
TRADE AREA SUMMARY



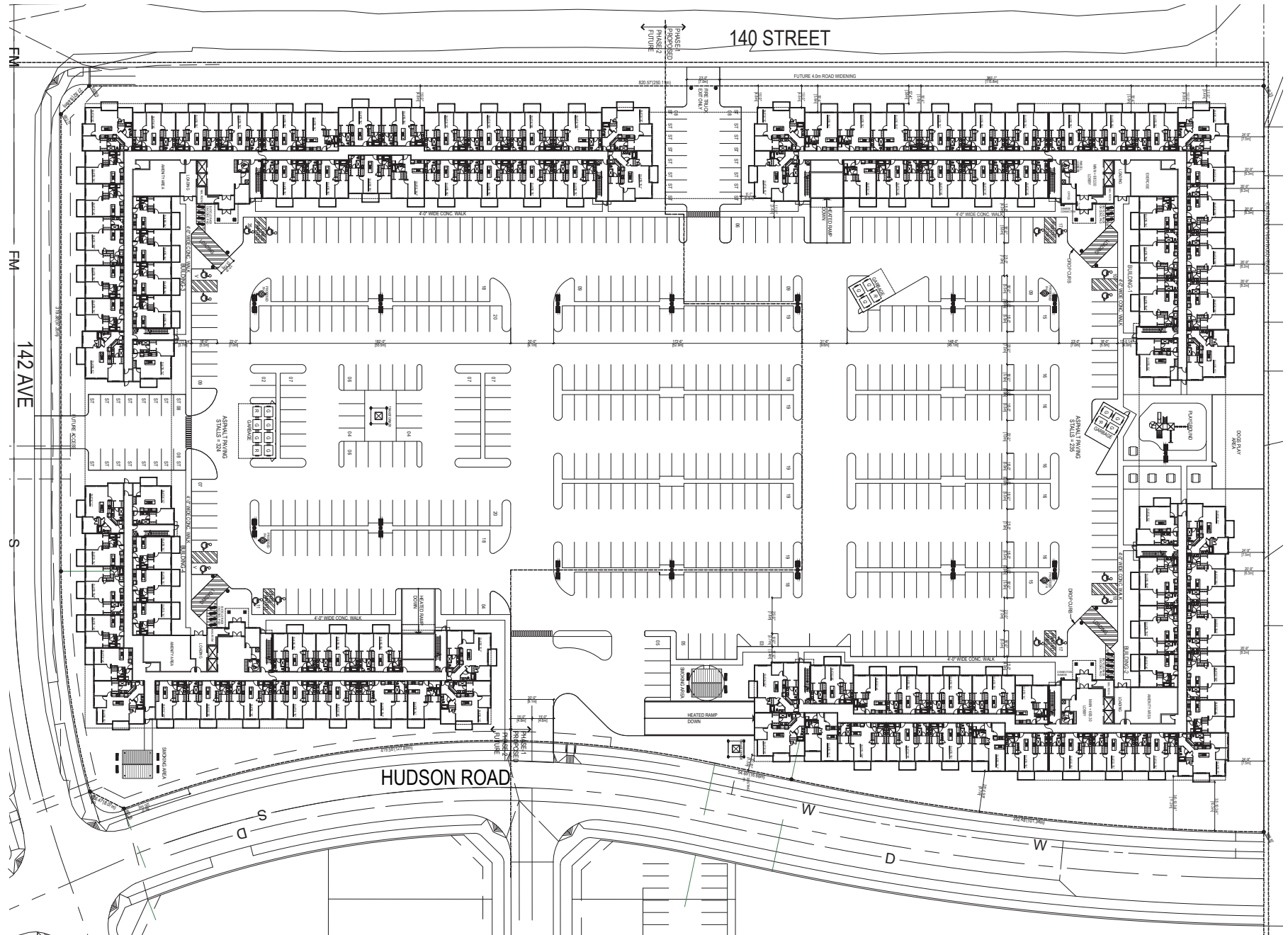
OTHER HIGHLIGHTS:

- 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

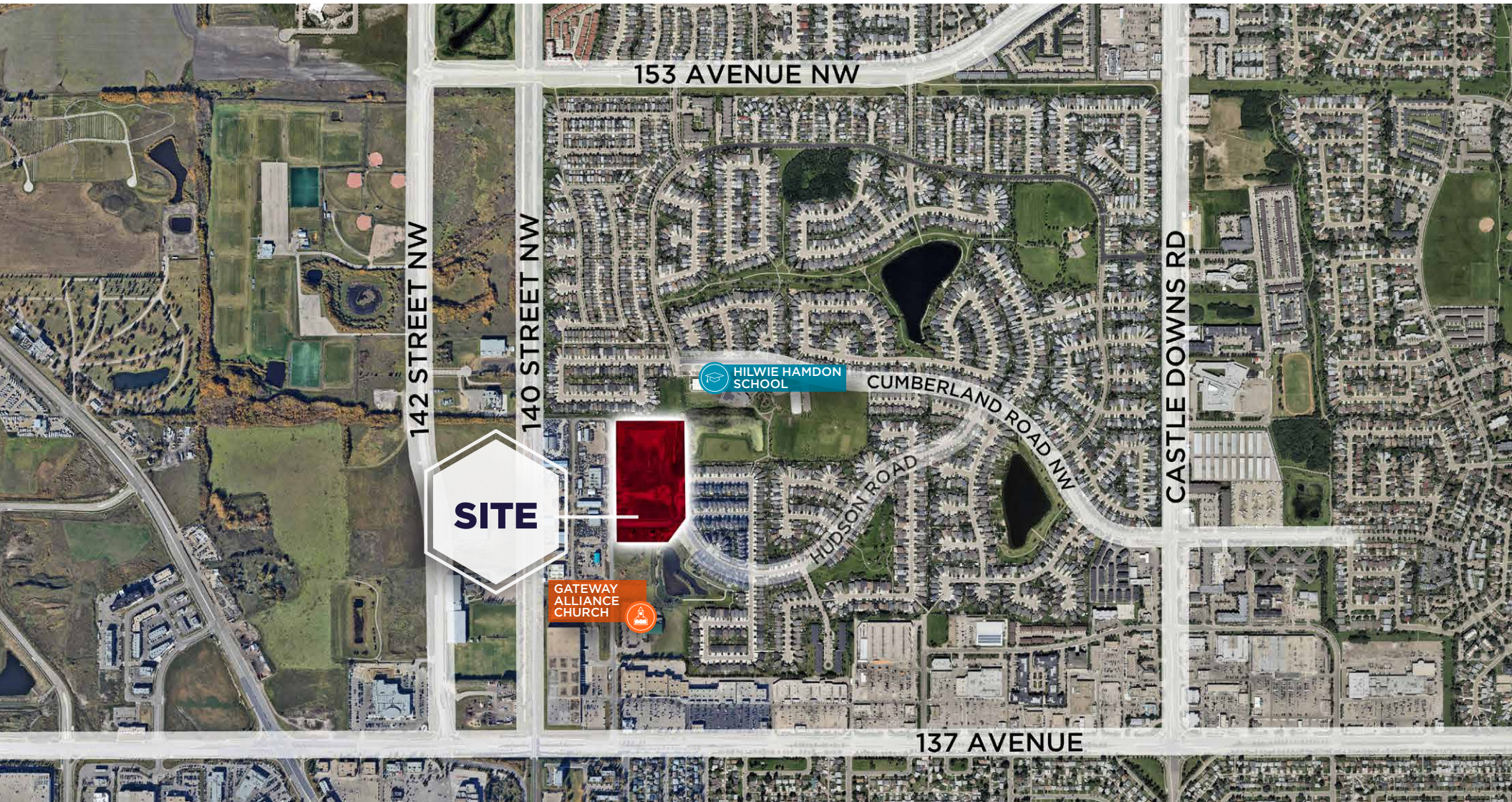
SITE PLAN



BUILDING PLAN



KEEP IN TOUCH



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