



**2.40 RM - MEDIUM SCALE RESIDENTIAL ZONE**

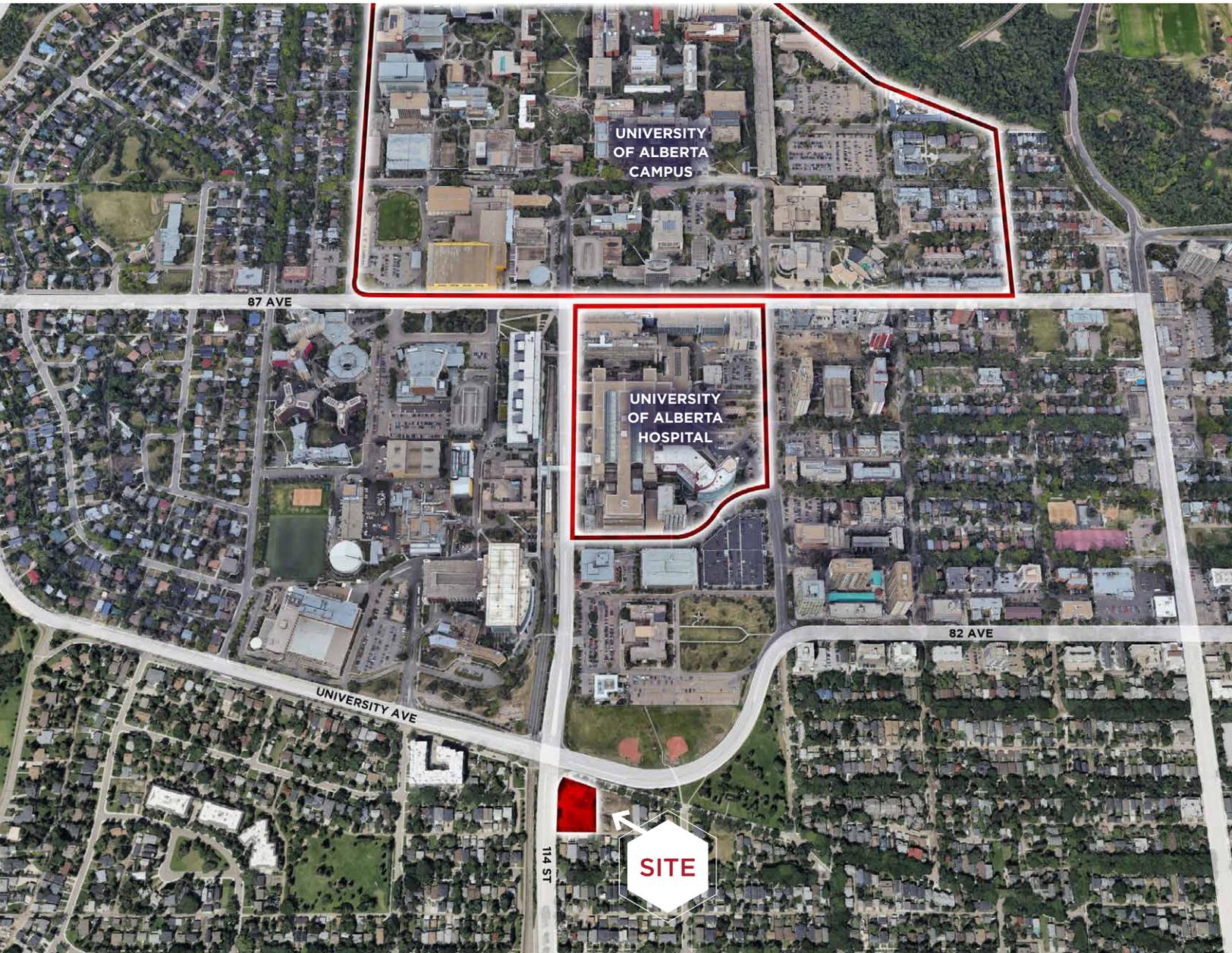
FOR SALE  
**UNIVERSITY AVENUE  
LANDS**

7915 114 Street, Edmonton, AB

**Nicholas Hrebien**  
Senior Associate  
780 917 8345  
[nicholas.hrebien@cwedm.com](mailto:nicholas.hrebien@cwedm.com)

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# AERIAL VIEW



## THE LOCATION

Perfectly situated in the heart of McKernan, this property offers unbeatable access to the University of Alberta, University Hospital, and Whyte Avenue. Whether for student housing, medical professionals, or long-term tenants, this location is a proven winner for walkability, convenience, and strong rental demand. A rare opportunity to build in one of Edmonton's most desirable central neighbourhoods.

# PROPERTY HIGHLIGHTS

- Exceptional infill opportunity in the highly sought-after McKernan neighbourhood
- Zoned RS - Medium Scale Residential Zone: no maximum limit on the number of dwellings, allowing for row housing, low-rise apartments, or multi-unit development
- Spacious lot ideal for developers or investors seeking proximity to major institutions
- Prime redevelopment site surrounded by a mix of newer infill and mature homes
- Quiet tree-lined street with rear lane access
- Just minutes from transit, bike routes, and all urban amenities

## DEMOGRAPHICS



	POPULATION		
	1km	3km	5km
	11,350	68,050	195,821



	AVERAGE INCOME		
	1km	3km	5km
	\$128,784	\$119,583	\$119,651



	35,074		
	1km	3km	5km
	5,182	35,074	93,686



VEHICLES PER DAY	
University Ave:	21,715
114 Street:	36,256

## PROPERTY DETAILS

<b>Municipal Address:</b>	7915 114 Street
<b>Legal Description:</b>	Plan 2064S Blk 6 Lot 17, 18, 19, 20, 21
<b>Zoning:</b>	2.40 RM - Medium Scale Residential Zone

<b>Neighbourhood:</b>	McKernan
<b>Lot Area:</b>	.80 Acres
<b>Size:</b>	34,706 SF
<b>Asking Price:</b>	\$5,500,000.00

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