

| 82ND STREET LAND |

8109 128A AVENUE NW | EDMONTON | AB

RETAIL FOR SALE

[LAND]



CB1 ZONED DEVELOPMENT OPPORTUNITY

- Redevelopment opportunity zoned to allow for a mixed-use building on site
- Excellent exposure to over 29,900 vehicles per day along 82nd Street
- Surrounded by a strong residential core with over 33,000 residents within a 2km radius
- Easy access off of 82nd Street

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PROPERTY FEATURES

8108 128A AVENUE NW | EDMONTON | AB

Vacancy	6,386 SF of Land
Available	Immediately
Municipal	8108 128A Avenue NW, Edmonton, AB
Legal	Plan 5964KS, Block 1, Lot 23
Zoning	CB1
Sale Price	\$475,000
Property Taxes	\$6,473.00



FLEXIBLE CB1 ZONING



GREAT REDEVELOPMENT
POTENTIAL



CORNER LAND PARCEL

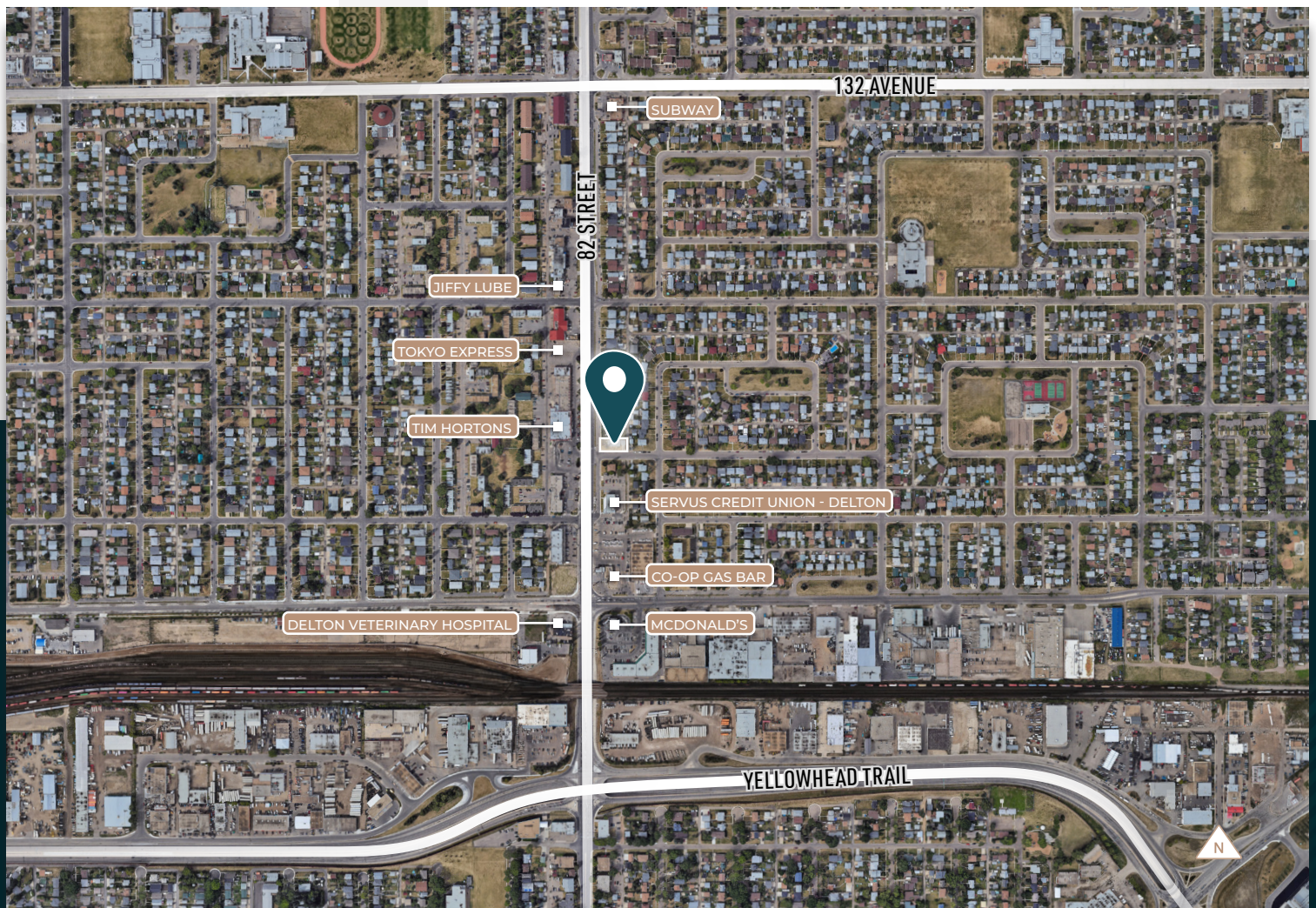


EXCELLENT EXPOSURE, SURROUNDED BY A STRONG RESIDENTIAL CORE

LOCATED BETWEEN THE NORTH-CENTRAL NEIGHBOURHOODS OF GLENGARRY AND DELWOOD, THE PROPERTY SITS ALONG THE MAJOR COMMUTER CORRIDOR OF 82ND STREET CONNECTING YELLOWHEAD TRAIL TO THE ANTHONY HENDAY.

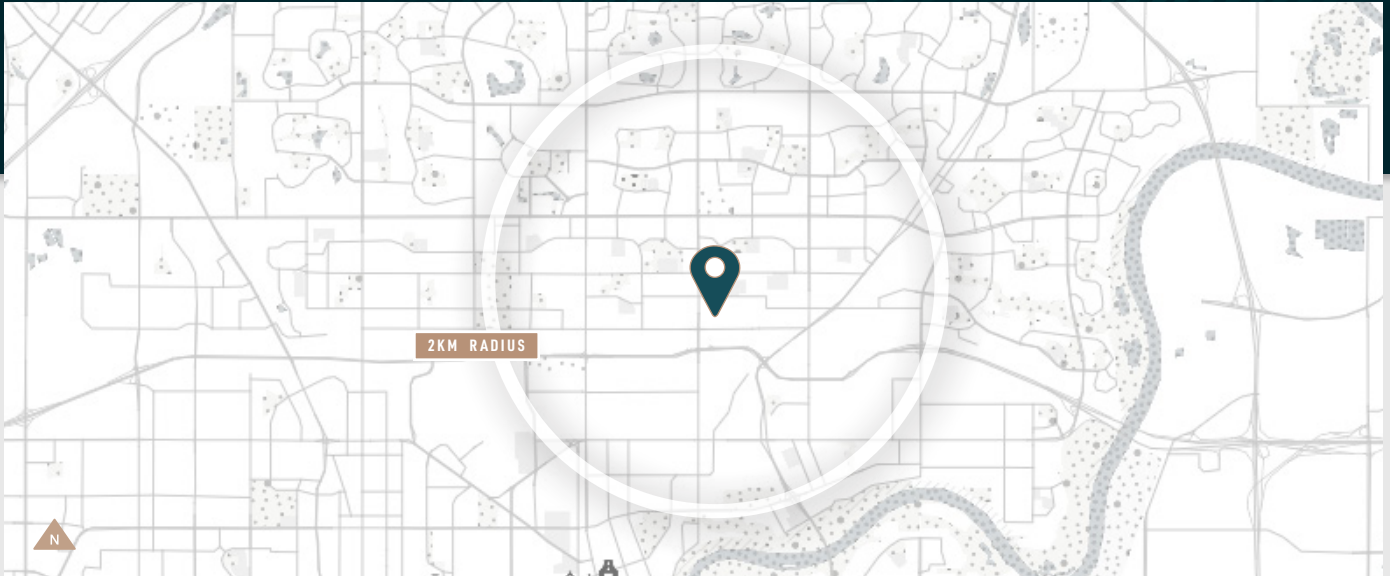
This corner site recently underwent rezoning to CB1 allowing for the construction of a mixed-use building with general retail on the main floor and childcare services on the second floor.

With over 33,304 residents living within a 2km radius of the property and multiple schools within the immediate area, the property represents a prime opportunity for daycares and retailers alike.



IDEALLY SITUATED

8108 128A AVENUE NW | EDMONTON | AB



29,900 VPD ON 82 STREET

[POPULATION]

33,304 residents

28,666 daytime population

4.3% growth (2017-2022)

3.5% projected growth (2022-2027)

[AGE]

0-19 yrs = 20.6%

20-39 yrs = 29.8%

40-59 yrs = 26.1%

60+ yrs = 23.6%

[INCOME]

Average household income of \$78,160

25.0% of households earn \$60,000 to \$100,000

26.7% of households earn more than \$100,000

[TRAFFIC]

29,900 VPD on 82 Street

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