

# FOR SALE

7,499 SF± REDEVELOPMENT PARCEL  
(696.680 m<sup>2</sup>)

NAI Commercial



10024 - 116 STREET | EDMONTON, AB | RESIDENTIAL/COMMERCIAL

## PROPERTY DESCRIPTION

- 7,499 sq.ft.± redevelopment parcel located in the Oliver Neighbourhood
- DC1 (Area 7) zoning to allow for retail, apartment, row housing, group homes, child care, etc
- Property currently has a two storey office building that would need investment to be leaseable (about 2,800 sq.ft. over two levels)
- Paved parking on site

### KARI MARTIN

Senior Associate  
780 435 5301  
kmartin@naiedmonton.com

### CHAD SNOW

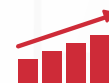
Broker, President  
780 436 7410  
csnow@naiedmonton.com



14,700 VPD  
116 STREET N OF 100 AVENUE



244,037  
DAYTIME POPULATION



2.7%  
ANNUAL POPULATION GROWTH 2023 - 2033



158,242 EMPLOYEES      9,551 BUSINESSES



\$7.32B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



## ADDITIONAL INFORMATION

LOT SIZE	7,499 sq.ft.± (696.680 m <sup>2</sup> )
LEGAL DESCRIPTION	Lot 9, Block 16, Plan B3
ZONING	DC1 - Direct Development Control (Area 7)
YEAR BUILT	1932
NEIGHBOURHOOD	Oliver
SALE PRICE	\$1,200,000 <b>PRICE REDUCED \$1,099,000</b>
PROPERTY TAXES	\$12,844.56 (2023)



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