

FOR SALE

7,499 SF± REDEVELOPMENT PARCEL
(696.680 m²)

NAI Commercial



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

PROPERTY DESCRIPTION

- 7,499 sq.ft.± redevelopment parcel located in the Oliver Neighbourhood
- DC1 (11619) zoning to allow for retail, apartment, row housing, 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

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CHAD SNOW

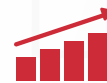
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14,700 VPD
116 STREET N OF 100 AVENUE



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 ²)
LEGAL DESCRIPTION	Lot 9, Block 16, Plan B3
ZONING	DC1 (11619) Site Specific Development Control Provision
YEAR BUILT	1932
NEIGHBOURHOOD	Oliver
SALE PRICE	\$1,200,000
PROPERTY TAXES	\$12,844.56 (2023)



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