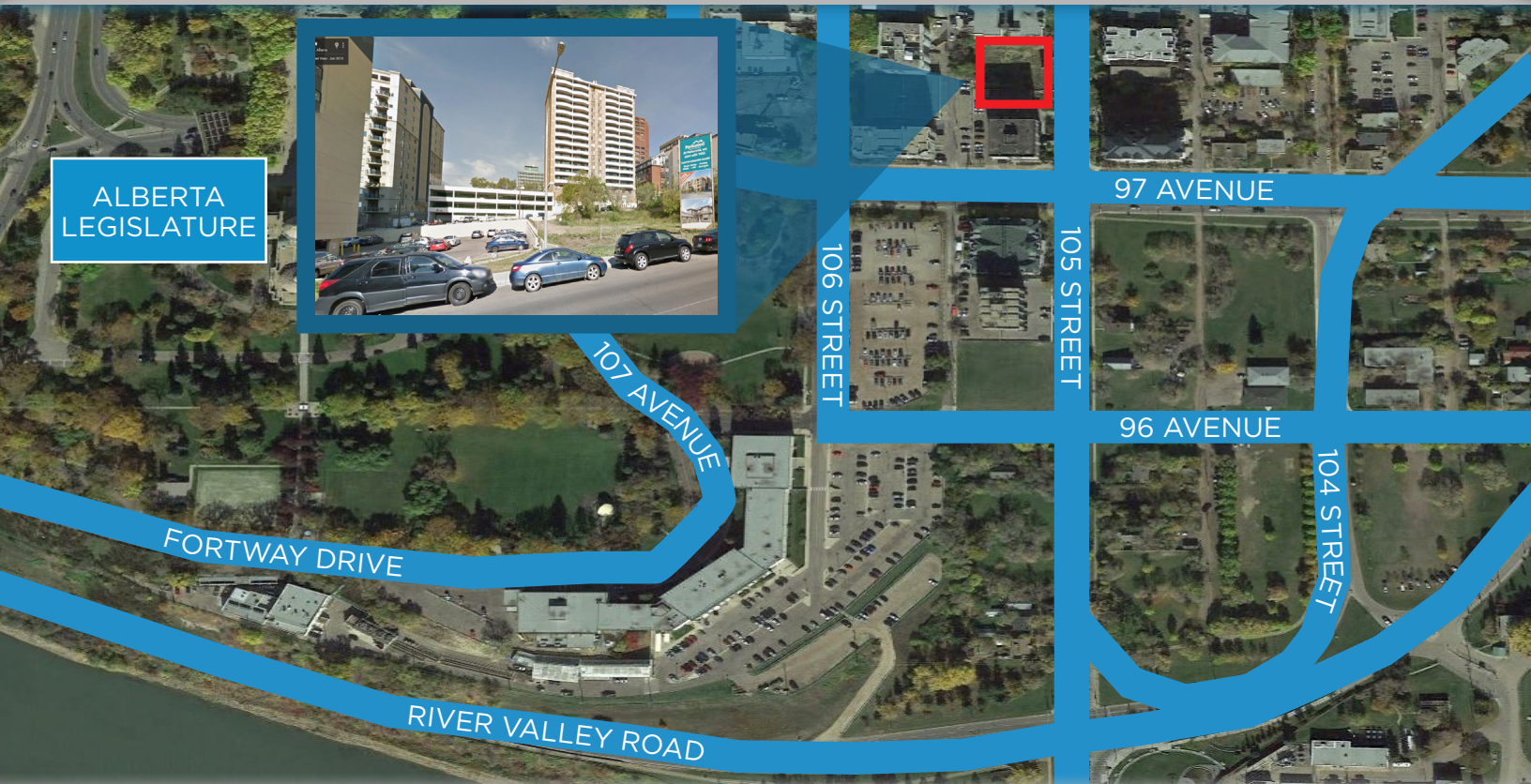


LIZOTTE

AND ASSOCIATES REAL ESTATE INC



ALBERTA
LEGISLATURE

PROPERTY HIGHLIGHTS

HIGH DENSITY DEVELOPMENT LAND

9724-105 STREET, EDMONTON, AB

FOR SALE

- HIGH PROFILE DEVELOPMENT LAND IN EDMONTON'S GROWING DOWNTOWN CORE
- DEVELOPMENT INCLUDES ALL APPLICATIONS AND DRAWINGS IF NEEDED TO BEGIN PROJECT IMMEDIATELY
- PROPERTY IS ZONED DIRECT CONTROL ALLOWING FOR 26 STOREYS AND 169 ONE AND TWO BEDROOM RESIDENTIAL UNITS
- CURRENT DESIGN AND ZONING FOR LIVE/WORK CONDOS ON THE FIRST TWO FLOORS
- PERFECTLY SITUATED ON 105 STREET ALLOWING FOR EASY ACCESS TO THE DOWNTOWN CORE, RIVER VALLEY AND THE NEWLY DEVELOPED ICE DISTRICT

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR SALE

HIGH DENSITY DEVELOPMENT LAND

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 9724-105 Street, Edmonton, AB

LEGAL: Plan B, Block 5, Lots 101-103

SITE SIZE: 22,389 Sq.Ft (+/-)

ZONING: DC2

BUILDING CLASS: Highrise Residential

MAX HEIGHT: 26 Storeys

MAX UNITS: 169

DOWNTOWN STATS:

- 14,200 VPD on 105 Street/30,000 on 97 Avenue
- \$101,000 Average Household Income
- Edmonton's Median Age is 36 years
- 2016 Vacancy Rate 4.2%
- New downtown developments include the Ice District, Brewery District and The Quarters

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING & BUSINESS SALES

Cell: 780.908.1650
Direct: 780.784.5356
Fax: 780.483.2277
david@lizotterealestate.com

KEVIN MURRAY
ASSOCIATE

Cell: 780.236.2838
Direct: 780.784.5357
Fax: 780.483.2277
kevin@lizotterealestate.com

ANNA IEROKHINA
UN-LICENSED ASSISTANT

Cell: 780.246.0255
Direct: 780.784.5358
Fax: 780.483.2277
anna@lizotterealestate.com

ASKING PRICE:

\$3,980,000 (\$178/SQ.FT)



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8