

FOR SALE

7,500 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10586 - 116 Street, Edmonton, AB

QUEEN MARY PARK DEVELOPMENT OPPORTUNITY

Property Highlights

- Build to suit opportunity, ideal for QSR, Coffee Shop/Drive-Thru
- Centrally located Land & Building located in Queen Mary Park, walking distance to the Brewery District, Loblaws, Safeway
- Excellent opportunity for an owner user to either rebuild or retrofit the current building
- Located on major transit route offer service both South and North bound
- Surrounded by multiple multifamily buildings and developments in the area



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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.

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Queen Mary Park Development Opportunity

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Note: Renderings are subject to change and are conceptual drawings that can be added to or deleted. Atkinson Construction can create floor plans to spec and at users discretion.



Demographics within 2KM



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Queen Mary Park Development Opportunity

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Property Information

Municipal Address: 10586 - 116 Street, Edmonton, AB

Legal Address: Lot 353, Block 16, Plan 4423AJ

Size: 7,500 Sq. Ft. (+/-) on 0.2 Acre

Zoning: Site Specific Development Control Provision (DC2 (1046))
Development: The maximum Floor Area Ratio shall be 1.8.;
The maximum building Height shall not exceed 12 m

Parking: Street parking

Possession: Immediate

Contact

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Development Regulations for Specific Uses:

- A. Bars and neighbourhood pubs shall be limited to a maximum of 120 m2 of public space.
- B. Restaurants shall be limited to a maximum of 120 m2 of public space.
- C. Convenience retail stores use shall be limited to 275 m2 of gross floor area.
- D. Specialty food services shall be limited to a maximum of 120 m2 public space.
- E. Breweries, wineries and distilleries shall be developed accessory to a restaurant or bar and neighbourhood pub.
- F. Personal service shops shall not include body rub centres.
- G. General Industrial Uses shall be restricted to temporary storage rentals on the second storey. For the purpose of this provision, temporary storage rentals shall be defined as the storage of residential or commercial goods accessed through a separate entry. Storage of industrial or hazardous materials are not permitted.

