

FOR SALE

3.73 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

**REZONING TO MIXED-USE
NEAR COMPLETION**



2550 - 127 Street SW, Edmonton, AB

PRIME DEVELOPMENT LAND

Property Highlights

- Adjacent to Edmonton's new State of the Art Hospital/Health Campus Development
- Hospital construction completion date 2030
- Close proximity to major roadways such as Ellerslie Road and the Anthony Henday
- Located in the highly sought-after area of Heritage Valley
- Traffic Volume | Ellerslie Road (15,500 VPD) 127 Street (5,200 VPD)



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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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ADDITIONAL INFORMATION

- Proposed rezoning for DC2 or Special Area Zone
- Transportation Concept to ensure accessibility for all modes of transportation to the area
- NASP - City Proposed road alignment of 28 Ave SW & 122 St
- Construction for Heritage Valley Park and Ride is approved and expected to start 2023
- Heritage Valley Town Centre New Catholic Senior High School school is underway and expected completion is 2024
- Design concepts available

WANT TO SEE MORE?

CLICK HERE FOR THE DRONE VIDEO!



www.youtube.com/watch?v=NYAGNwDny0s



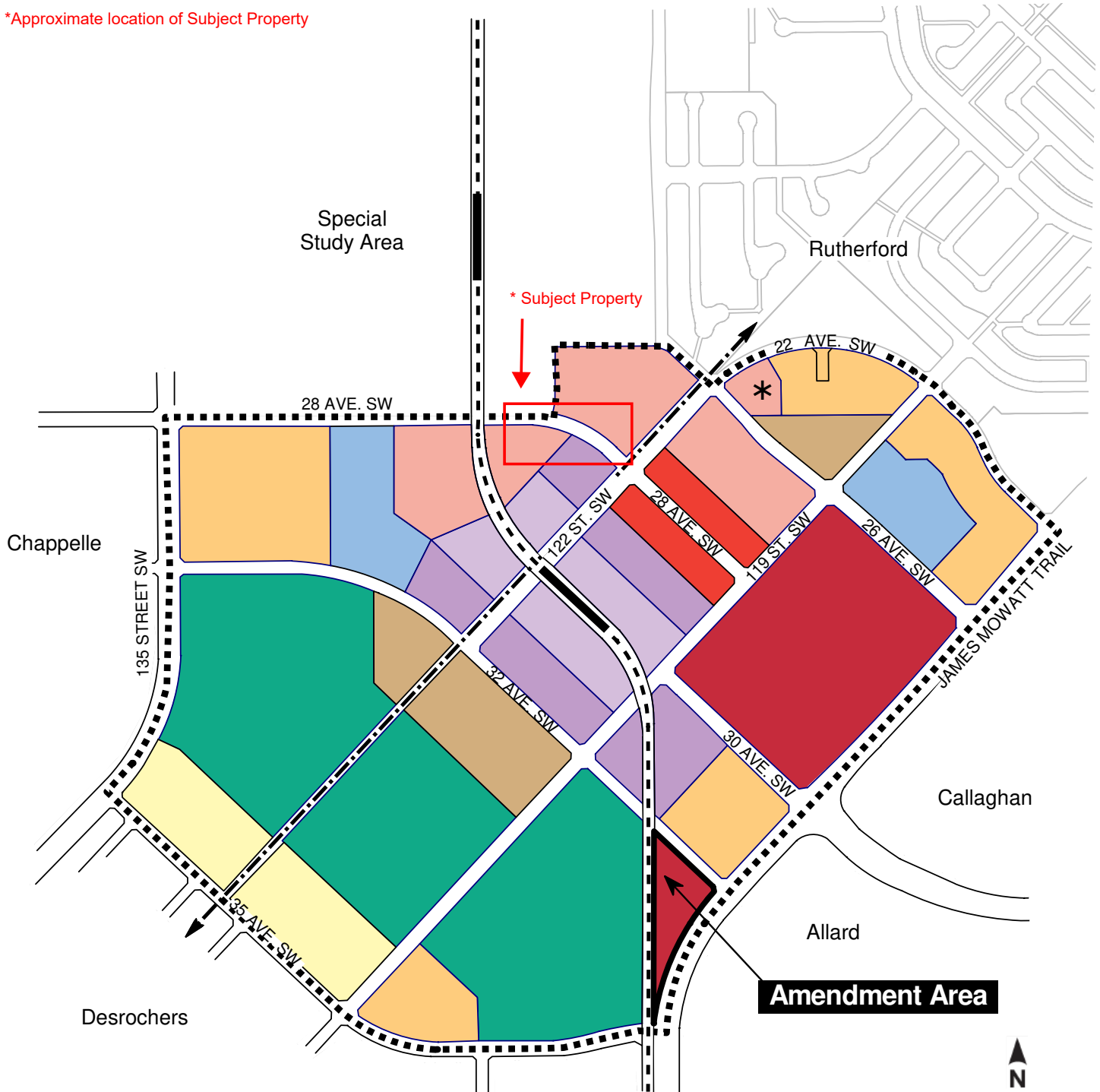
Click here to view
FULL PLAN

Prepared for WestOak Development Ltd
By Dialogdesing.ca

















Future home of Edmonton's
new Hospital



*Approximate location of Subject Property



**AMENDMENT TO
HERITAGE VALLEY TOWN CENTRE
Neighbourhood Area Structure Plan
(as amended)**

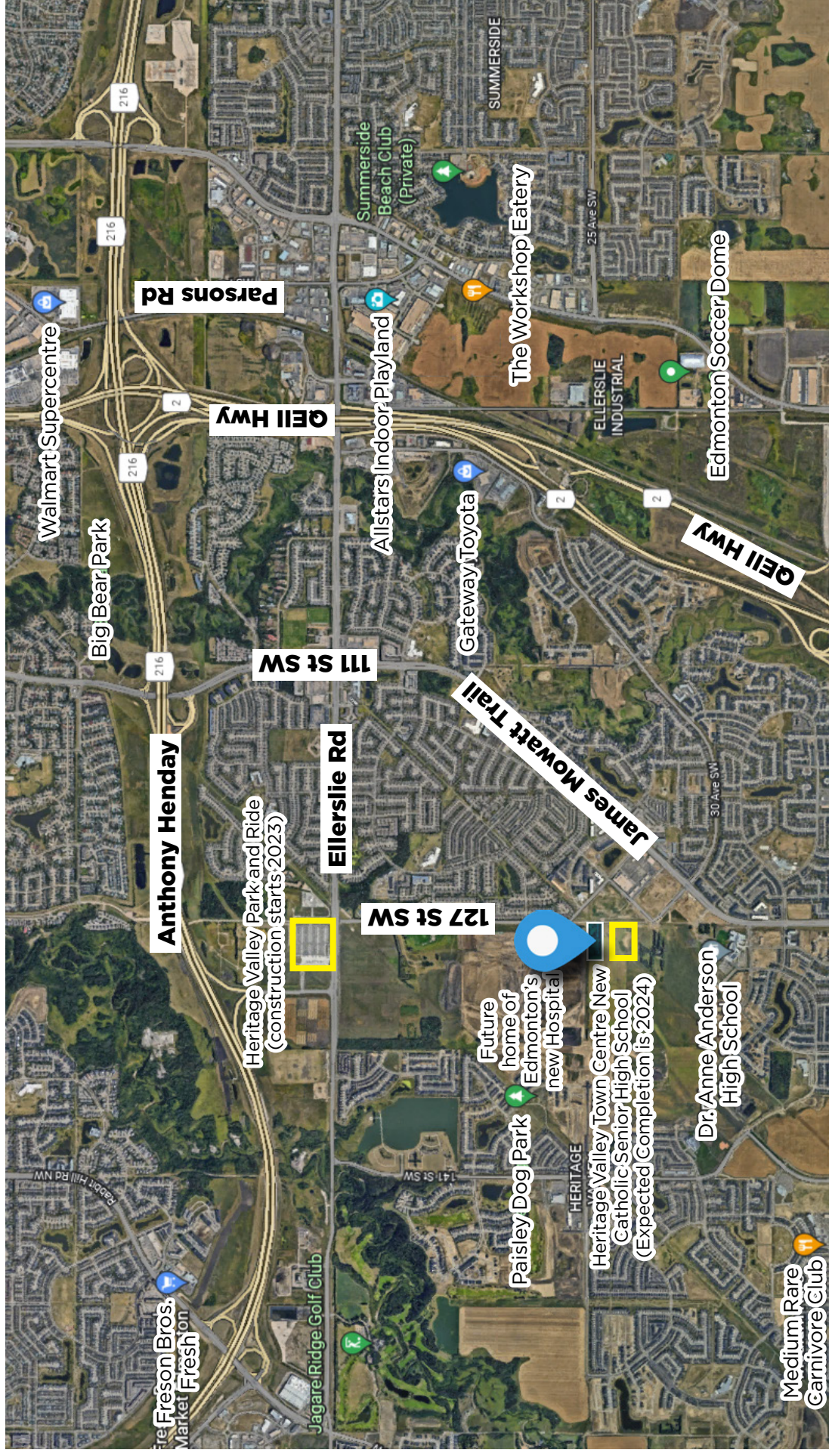
	Town Centre Commercial		Low Density Residential		Light Rail Transit Corridor
	Main Street Retail		Medium Density Residential		Light Rail Transit Station
	Mixed Uses		High Density Residential		Oil/Gas Pipeline Right-of-Way
	Mixed Uses LRT 1		Stormwater Management Facility		Fire Station
	Mixed Uses LRT 2		District Activity Park		NASP Boundary
					Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

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Map View



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Property Information

Municipal Address: 2550 - 127 Street SW, Edmonton, AB

Legal Address: Plan 9423159; Lot 1

Size: 3.73 Acres (+/-)

Zoning: AG (Agricultural)

Possession: Immediate/ negotiable

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Purchase Price: \$4,500,000.00 (1,206,434.00/AC)

Property Taxes: TBC

Contact

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