

FOR SALE

±8,683 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11050 & 11054 83 Avenue, Edmonton, AB

FUTURE REDEVELOPMENT/ INVESTMENT OPPORTUNITY

Property Highlights

- 2 lots located on the corner of 83 Ave and 111 Street
- Steps to the University of Alberta and University Station LRT stop
- Opportunity to assemble additional properties along 83 Ave
- Located within a Major Node identified in the Scona District Plan
- Income-generating properties



780.488.0888



www.lizotterealestate.com



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



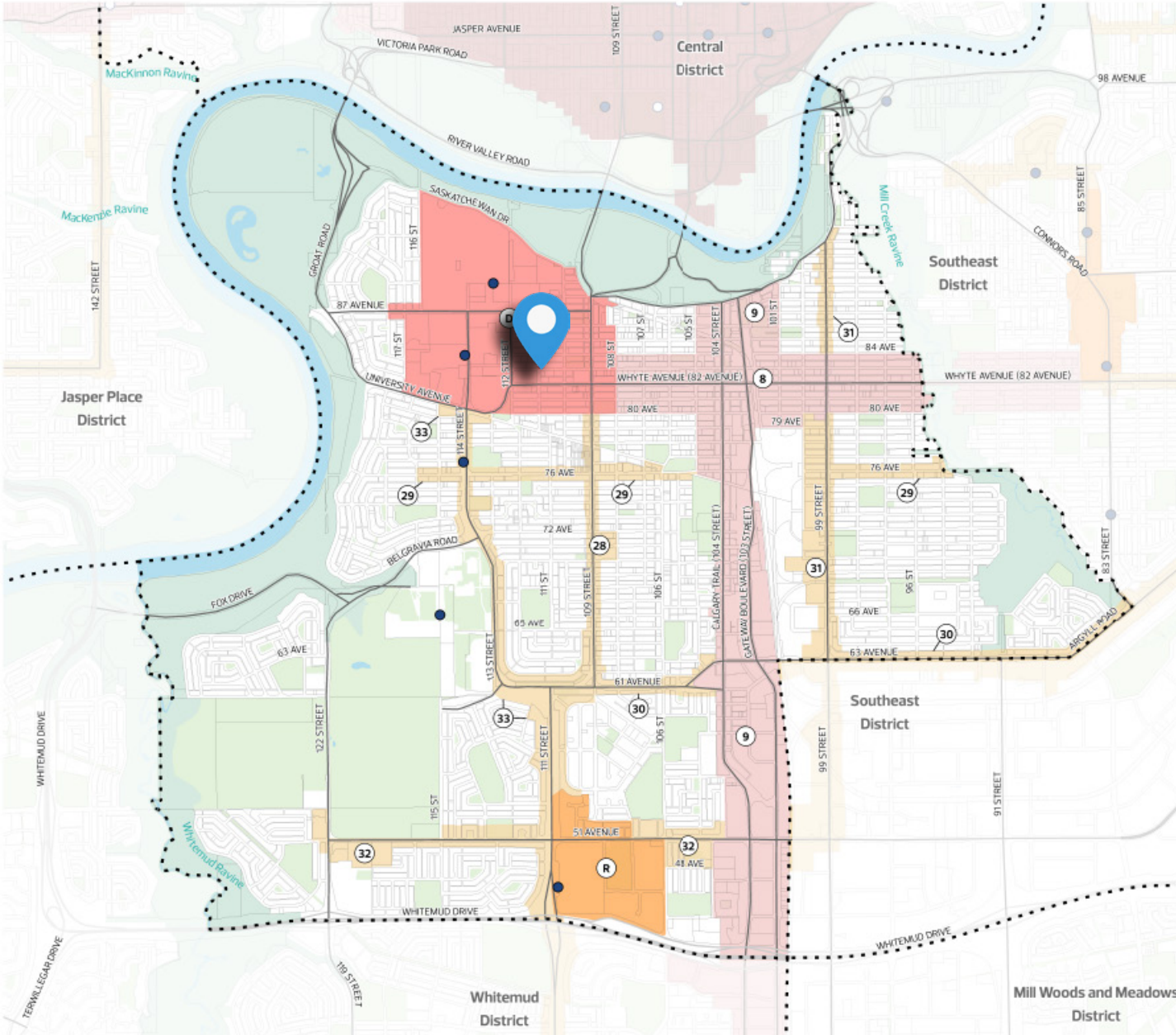
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Future Redevelopment/Investment Opportunity

District Plan | Scona

Map 3: Nodes and Corridors



- General Information**
- Municipal Boundary
 - Adjacent Jurisdiction Boundary
 - District Plan Boundary
 - Transportation/Utility Corridor
 - Arterial Roadway
 - Freeway/Expressway/Highway
 - Waterbody
 - North Saskatchewan River Valley and Ravine System
 - Open Area
- Transit**
- Mass Transit Station - Current
 - Mass Transit Station - Planned
- Nodes and Corridors**
- Centre City
 - Major Node
 - University-Garneau
 - District Node
 - Southgate
 - Primary Corridor
 - Whyte Avenue
 - Gateway Blvd/Calgary Trail
 - Secondary Corridor
 - 109 Street
 - 76 Avenue
 - Argyll Road/63 Avenue
 - 99 Street
 - 51 Avenue
 - 111 Street/114 Street
- Letter/number labels as per The City Plan

Note that some roadway alignments are conceptual. Refer to additional Plans in Effect, where applicable, for details.

Parcel mapping may not exist exactly as illustrated and is subject to revision during subdivision and rezoning.

0 0.25 0.5 Km Scale: 1:40,000

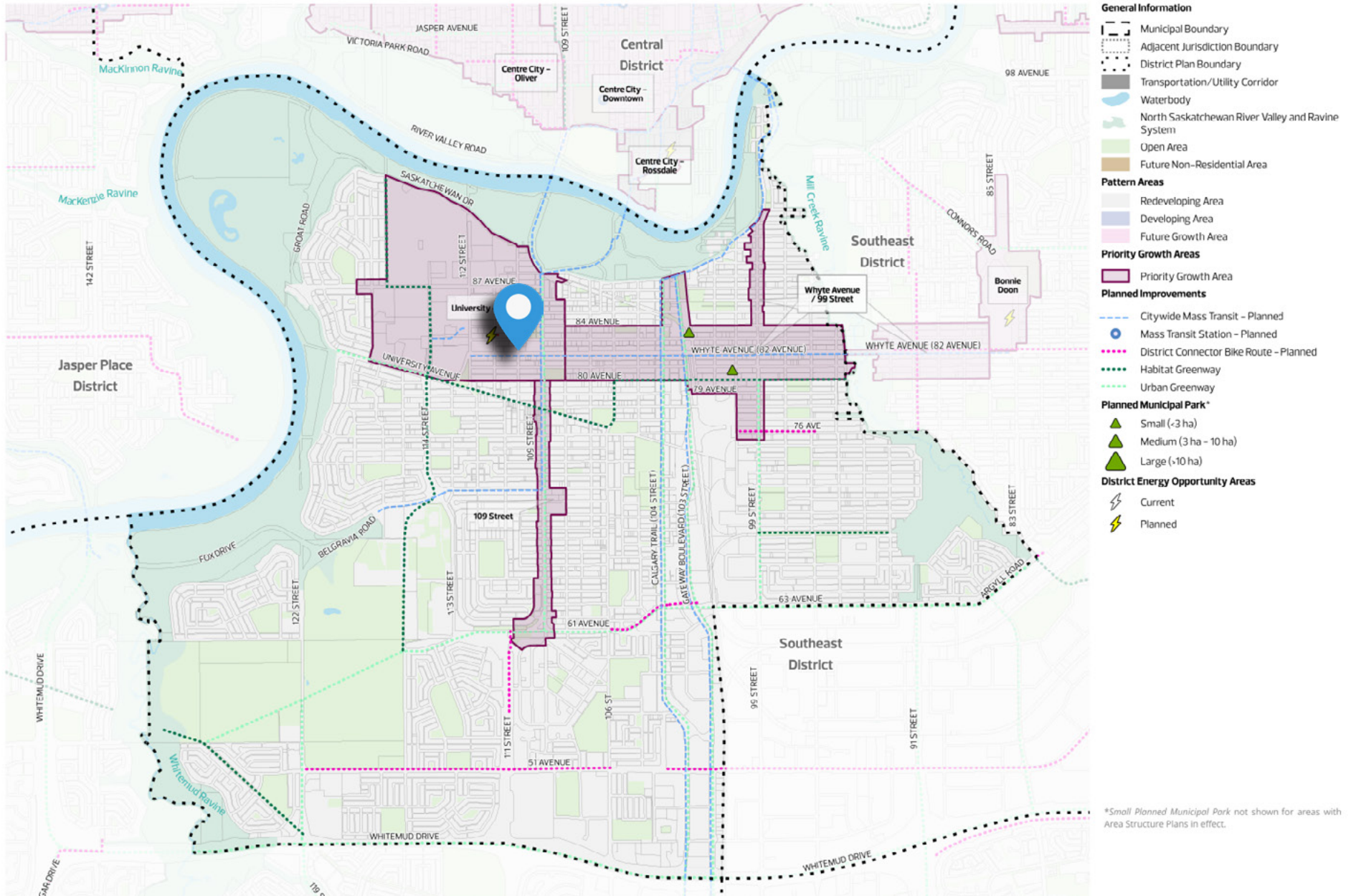
Data Updated: 2024 03 01

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District Plan | Scona

Map 2: Activating Growth to 1.25 Million



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Property Information

Municipal Address: 11050 & 11054 83 Avenue NW, Edmonton, AB

Legal Address: Lot 15, Block 160, Plan 123A &
Lot 16, Block 160, Plan 123A

Lot Size: 8,683 Sq. Ft. (+/-) *Combined 2 lots

Zoning: DC1

Possession: Contact Listing Agents

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Purchase Price: Market

Contact

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Demographics within 5KM

