



FOR SALE
\$3,280,000

DOWNTOWN EDMONTON LAND

10927 / 10939 - 101 street, Edmonton AB

Property Description

This property is strategically located near the Royal Alexandra Hospital and downtown core, offering excellent exposure along 101st Street with over 23,000 vehicles passing daily.

The 30,823 sq. ft. site features a medium-density commercial, retail, and residential mixed-use potential, or could be redeveloped into a hotel. Currently, it generates an annual gross income of \$80,000, with tenant leases set to expire in 2022. The property is ideally situated within a 3 km radius of a population exceeding 78,000, and is just a short distance from the LRT station, Roger's Place, City Centre Mall, Kingsway Mall, the Royal Alexandra Hospital, and Glenrose Rehabilitation Hospital.

CONTACT ME FOR MORE INFORMATION!

Jeff Russell Vice President, Investments
☎ (780) 667-1765 ✉ Jeff@russellrealestate.pro



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. RE/MAX Excellence Commercial Division office is independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure. Statistics source: locallogic.co as of October 2024. Stats are subject to change; please call for more information.