

# LAND ASSEMBLY IDEAL FOR MULTI-FAMILY/MIXED USE

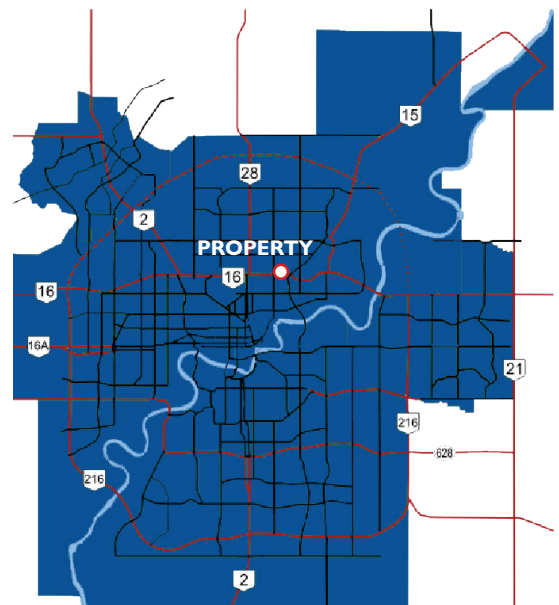
11817, 11823, 11833, 11837 FORT ROAD NW

FOR SALE



## PROPERTY DETAILS

- RA8 & CB2 land assembly ideal for a combination of multi-family with commercial unit(s) development on main floor level
- High visibility and exposure, located directly across from Park Dale Centre with a high concentration of residential and multi-family buildings within the area.
- Lots can be sold independently as an investment
- Close proximity to Yellowhead Trail
- Site is shadow-anchored by Safeway
- RA8 zoning and CB2 zoning land parcels.



**RE/MAX**  
COMMERCIAL

RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

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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. \*based on commercial commissions 2017 - 2019

# PROPERTY DETAILS

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<b>Address:</b>	<b>11837 Fort Road NW, Edmonton AB</b>
Legal Description:	Plan 2436AB, Block 7, Lot 12
Zoning:	RA8
Lot Size:	3468.88 sq. ft. (.079 acres)
Current Use:	Raised Bungalow with Rental Income of \$1800 per month
Price:	\$275,000

## PROPERTY DETAILS

<b>Address:</b>	<b>11833 Fort Road NW, Edmonton AB</b>
Legal Description:	Lot 10, Block 7, Plan 2436AB Lot 11, Block 7, Plan 2436AB
Zoning:	RA8
Lot Size:	6453.28 sq. ft. (0.150 acres)
Current Use:	Vacant Land
Price:	Please Contact

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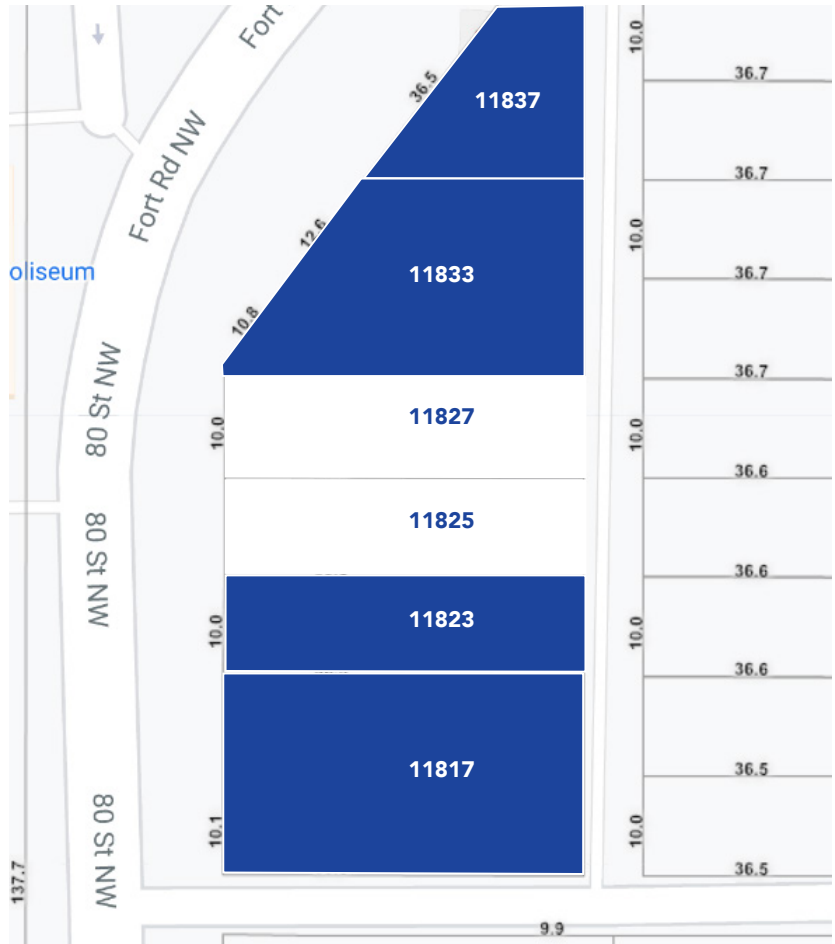
<b>Address:</b>	<b>11823 80 Street NW, Edmonton AB</b>
Legal Description:	Plan 2436 Block 7, Lot 7
Zoning:	RA8
Lot Size:	3951.10 sq. ft. (0.91 acres)
Current Use:	Vacant Land
Price:	\$197,555

## PROPERTY DETAILS

<b>Address:</b>	<b>11817 80 Street NW, Edmonton AB</b>
Legal Description:	Plan 2436 Block 7, Lot 5 Plan 2436 Block 7, Lot 6
Zoning:	CB2 Zoning
Lot Size:	7908.90 sq. ft. (0.18 acres)
Current Use:	Vacant Land
Price:	\$514,078

# THE AREA

## MAP



## DEMOGRAPHICS | 2 KM RADIUS



Population:  
Residents: 39,517  
Pop. Growth 2018 - 2023: 13.5%



Vehicles Per Day:  
Fort Road: 9,900 VPD  
118 Avenue: 16,300 VPD



Household Income:  
AHI: \$66,123  
19.0% of households earn \$60,000 to \$100,000