



NAIT

Kingsway Mall

Royal Alexandra Hospital

SITE

MIXED-USE DEVELOPMENT SITE

Medium-Density Mixed-Use Development Opportunity

10927 & 10939 101 Street NW | Edmonton, AB



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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PROPERTY HIGHLIGHTS

- Four lots with the potential for residential and commercial development
- Proposed mixed use development
- Within minutes from Royal Alexandra Hospital, Kingsway Mall and Downtown
- Direct access to the Edmonton Transit System and a 10-minute walk to the Kingsway LRT station



PROPERTY DETAILS

Address:	10939/10927 – 101 Street NW Edmonton, AB
Legal Description:	Lots 1, 2, 3, 4, 5 and 6; Block B; Plan 3867ET;
Land Area:	± 0.71 Acres
Current Zoning:	General Business Zone (CB2)
Neighbourhood:	McCauley
Current Infrastructure:	2 Multi Unit Commercial Buildings & Surface Parking Lots
NOI:	\$53,353.00
Property Taxes:	\$88,444.91 (2021)
Price:	\$4,500,000

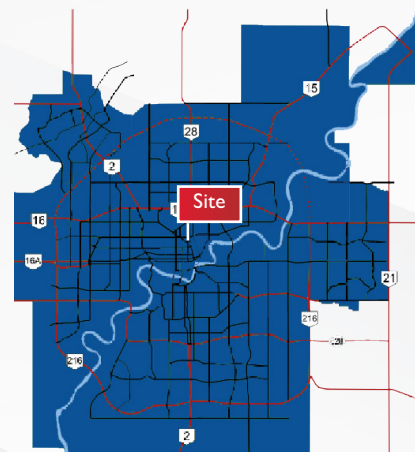
GENERAL BUSINESS ZONE

General Purpose:

To provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways. This zone also accommodates limited Residential-related uses

Permitted Uses:

Apartment Hotels, Hotels, General Commercial Retailers, Gas Bar, Drive in Food Services, Restaurants, Recycling Depot, Supportive Housing, Health Services and more



LOCATION

