

FOR SALE

GillBuilt

Multifamily Land



27,641 SF

10225 121 Street NW
Edmonton, AB



GILLBUILT
HOMES LTD.

**AVISON
YOUNG**

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 

DEVELOPMENT FLEXIBILITY
Zoning allows for flexible development options as long as maximum FAR, height and number of dwellings are not exceeded.
- 

PEDESTRIAN AND TRANSIT LOCATION
Development will enhance the pedestrian scale of 121 Street, LRT transit development is underway with a stop near the site on the Valley Line West.
- 

URBAN LIFESTYLE
Future development on this property will accommodate an urban lifestyle, offering close proximity to trendy restaurants, boutique shops, and lively entertainment venues.

Zoning Control (DC2 391)

SHOVEL READY SITE

Zoning regulations on this site allow for:

- Maximum FAR of 6.5
- Maximum Height of 60m
- Maximum number of dwellings shall be 140
- A minimum of 6 dwellings shall be family oriented and located at grade



OFFERING SUMMARY

Address:	10225 121 Street NW Edmonton, AB
Legal Description:	Plan 1723566, Block 20, Lot 44
Neighbourhood:	Wihkwêntôwin (Oliver)
Zoning:	Site Specific Development Control Provision (DC2)
Area:	27,641 SF
Asking Price:	\$5,000,000 (\$181 psf)

DEMOGRAPHICS (Wihkwêntôwin)

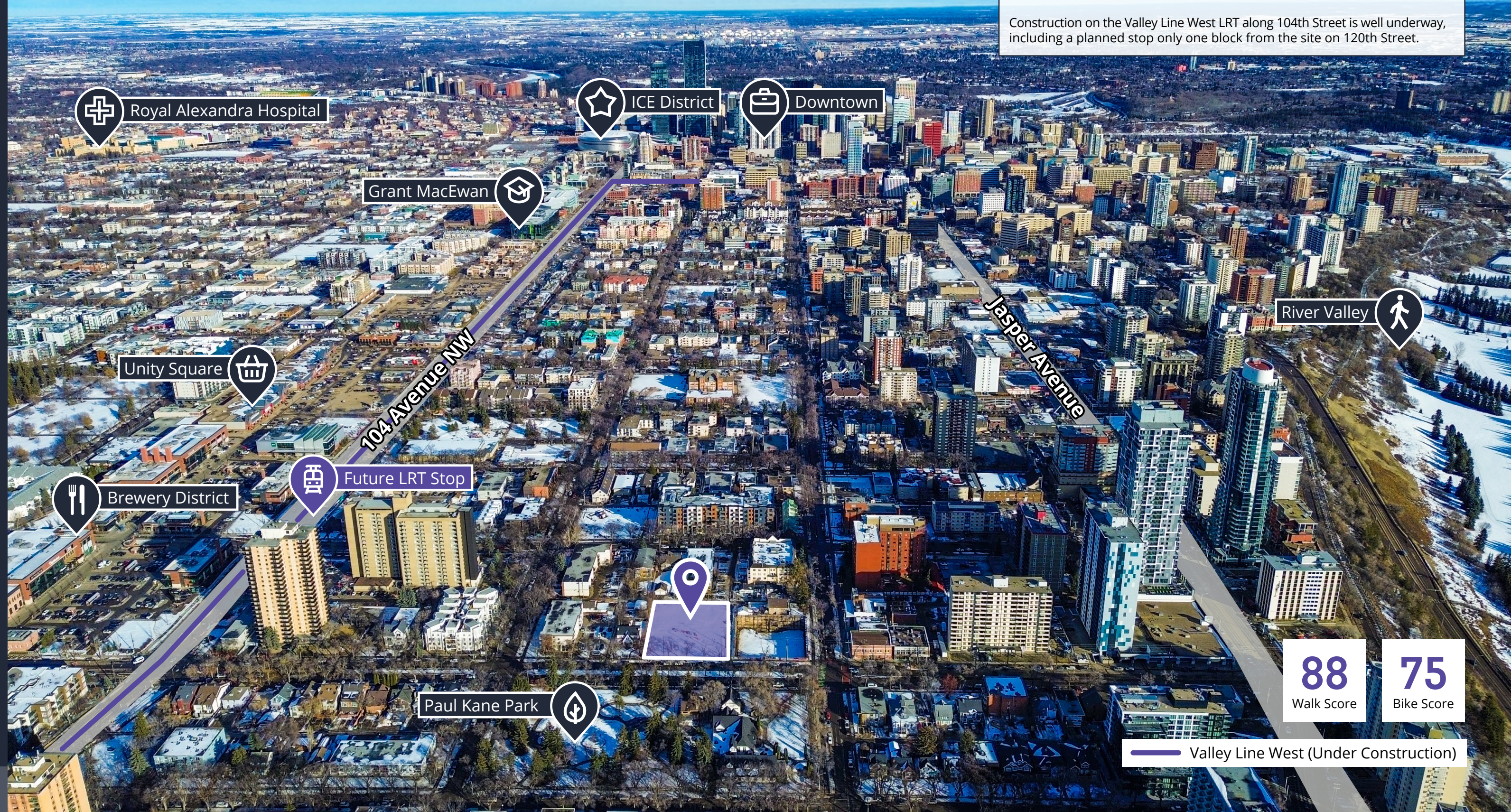
	22,382 Population
	24.5% Population growth (2024-2029)
	\$85,522 Average household income
	72.9% Renter occupied households



LOCATION OVERVIEW

The site is within walking distance to Downtown's most visited areas: 124 Street, Grant MacEwan University, and the ICE District. The popular Brewery District and Unity Square retail developments are located only 200 meters from the site. Future development on this property will accommodate an urban lifestyle, offering close proximity to trendy restaurants, boutique shops, and lively entertainment venues.

Construction on the Valley Line West LRT along 104th Street is well underway, including a planned stop only one block from the site on 120th Street.



88
Walk Score

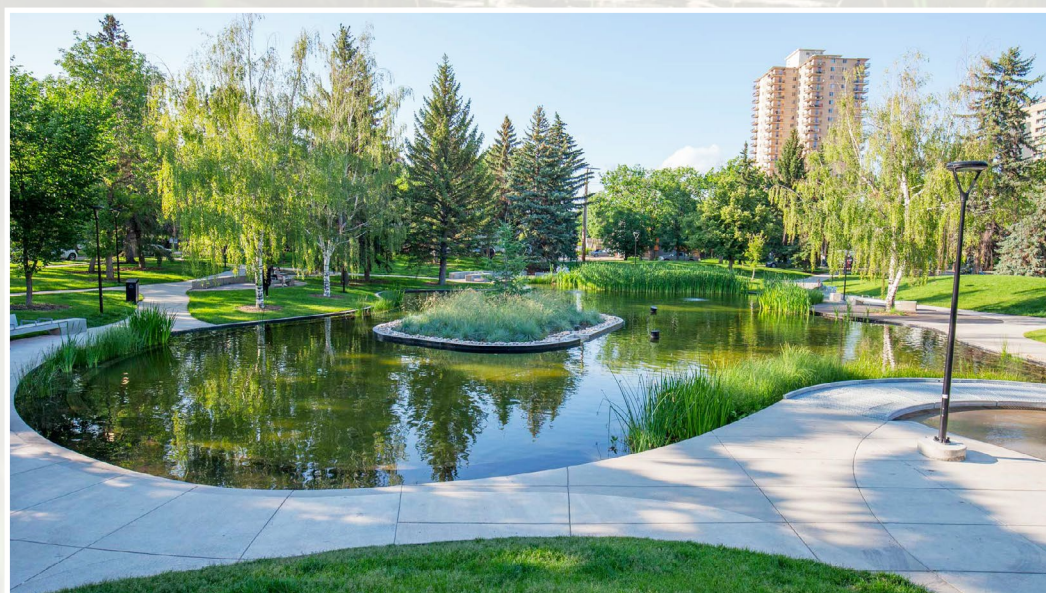
75
Bike Score

Valley Line West (Under Construction)

PAUL KANE PARK



**Located directly across
the street from this site**



A vibrant year-round hub

This park recently underwent a full architectural redevelopment project.

This included maintaining the natural pond with a sustainable stormwater management system, re-paving the park paths, and adding modern benches with a water feature. Creating a vibrant park in downtown Edmonton.

Paul Kane Park was awarded a landscape architecture award in 2022.

10225 121 Street NW



Get in touch

Multifamily Team

Jandip Deol

Principal

+1 780 278 2791

jandip.deol@avisonyoung.com

Amit Grover

Principal

+1 780 953 1735

amit.grover@avisonyoung.com

Brandon Imada

Vice President

+1 780 668 3750

brandon.imada@avisonyoung.com

Tracy Olmos

Associate

+1 780 288 0322

tracy.olmos@avisonyoung.com

Brannon Guenette

Client Services Coordinator

+1 587 400 9899

brannon.guenette@avisonyoung.com

Visit us online

avisonyoung.com

©2025 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

