

DOWNTOWN CORE DEVELOPMENT LAND FOR SALE

10199 101 Street | Edmonton | AB

30,928 SF
CORNER SITE

IN THE HEART OF
DOWNTOWN EDMONTON



ERIC SLATTER

Partner

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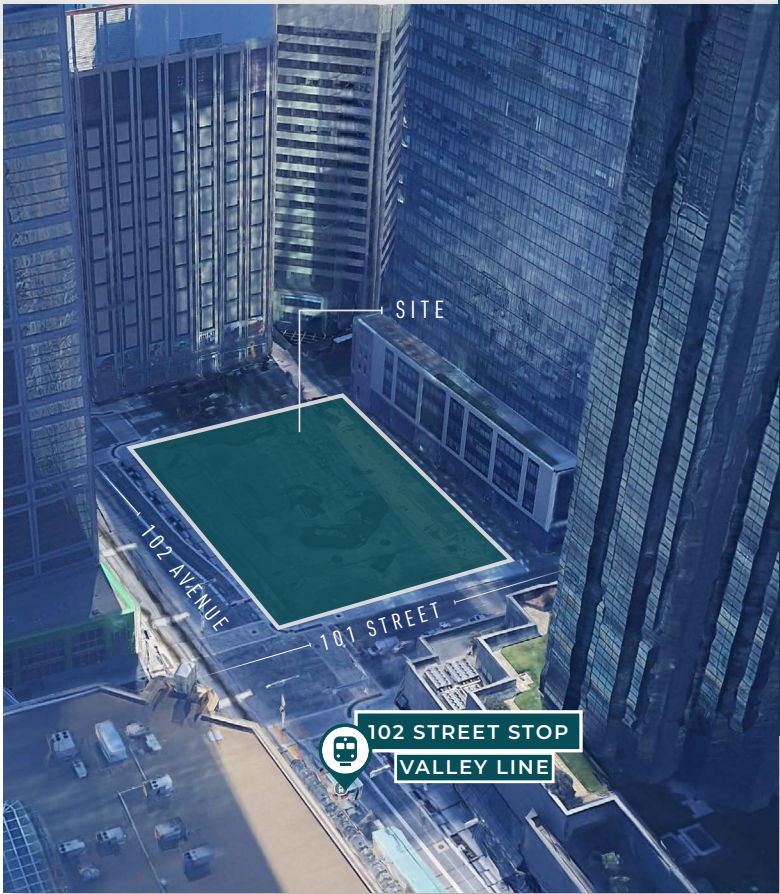
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- Extremely Rare opportunity for a developer in the heart of Edmonton's financial core
- Rectangular Corner lot
- Potential pedway connections
- Pedestrian & Transit location for urban lifestyle

1400 Connect Tower
10020 101A Avenue, Edmonton, AB, T5J 3G2
780.540.5320 | OMADA-CRE.COM

PROPERTY FEATURES

Site area	30,928 SF
Municipal	10199 101 Street
Legal	Plan F: Lots 43, 44, 45, 46
Access	Easily accessible from Jasper Avenue, 101 Street, and 102 Avenue
Zoning	Core Commercial Arts Zone (CCA)
Neighbourhood	Downtown
Exposure	Rice Howard Way, 101 Street, and 102 Avenue
List Price	\$6,000,000 (\$194 PSF)



HIGH PROFILE CORNER SITE



12,685 VPD ON 101 STREET
(2023)



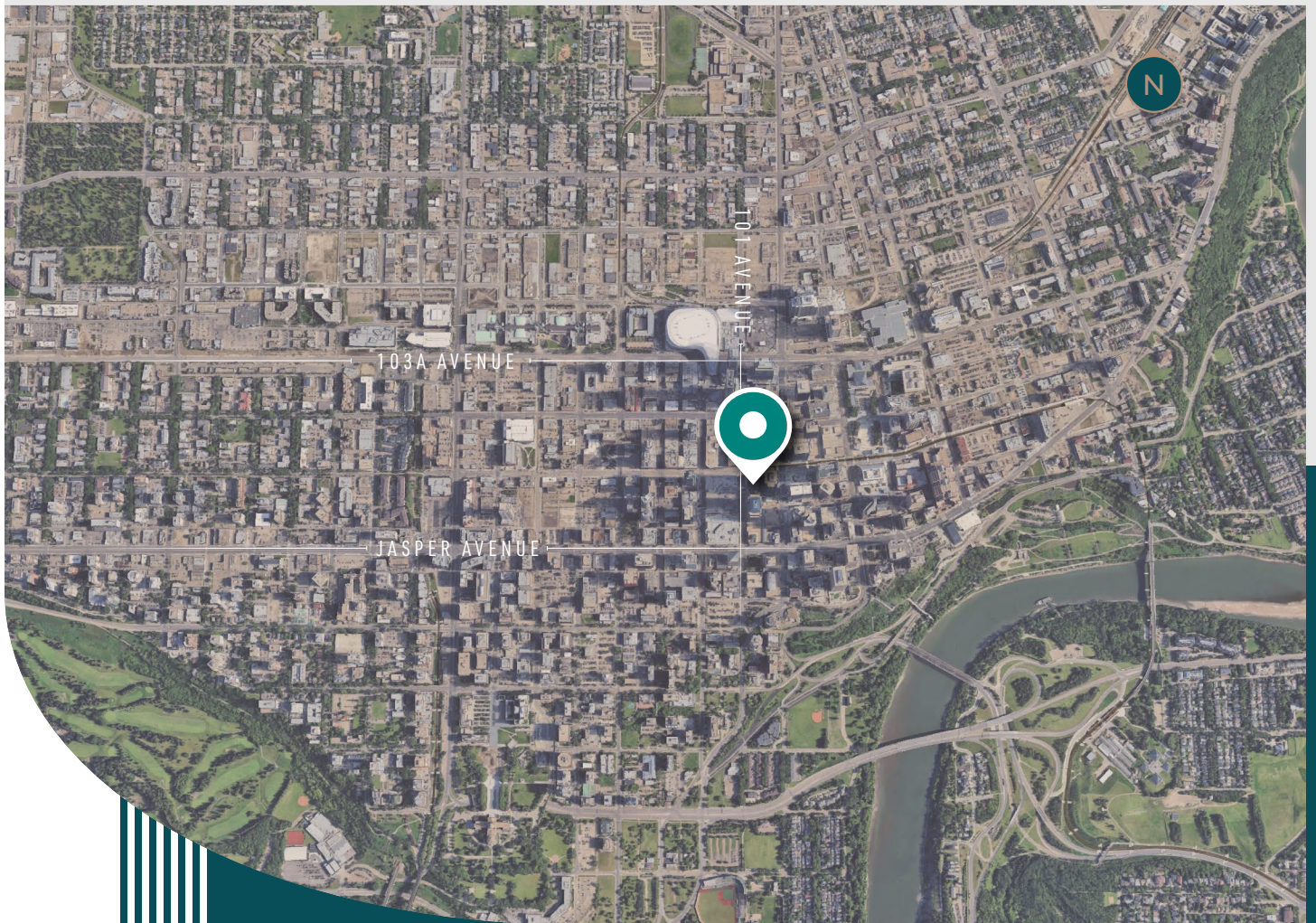
CONNECTIVITY TO BOTH
LRT LINES



CCA ZONING ALLOWS FOR A
VARIETY OF HIGH DENSITY
DEVELOPMENT THAT
ACCOMMODATES OFFICE, RETAIL,
SERVICE, INSTITUTIONAL,
RESIDENTIAL, ARTS, AND
ENTERTAINMENT USES

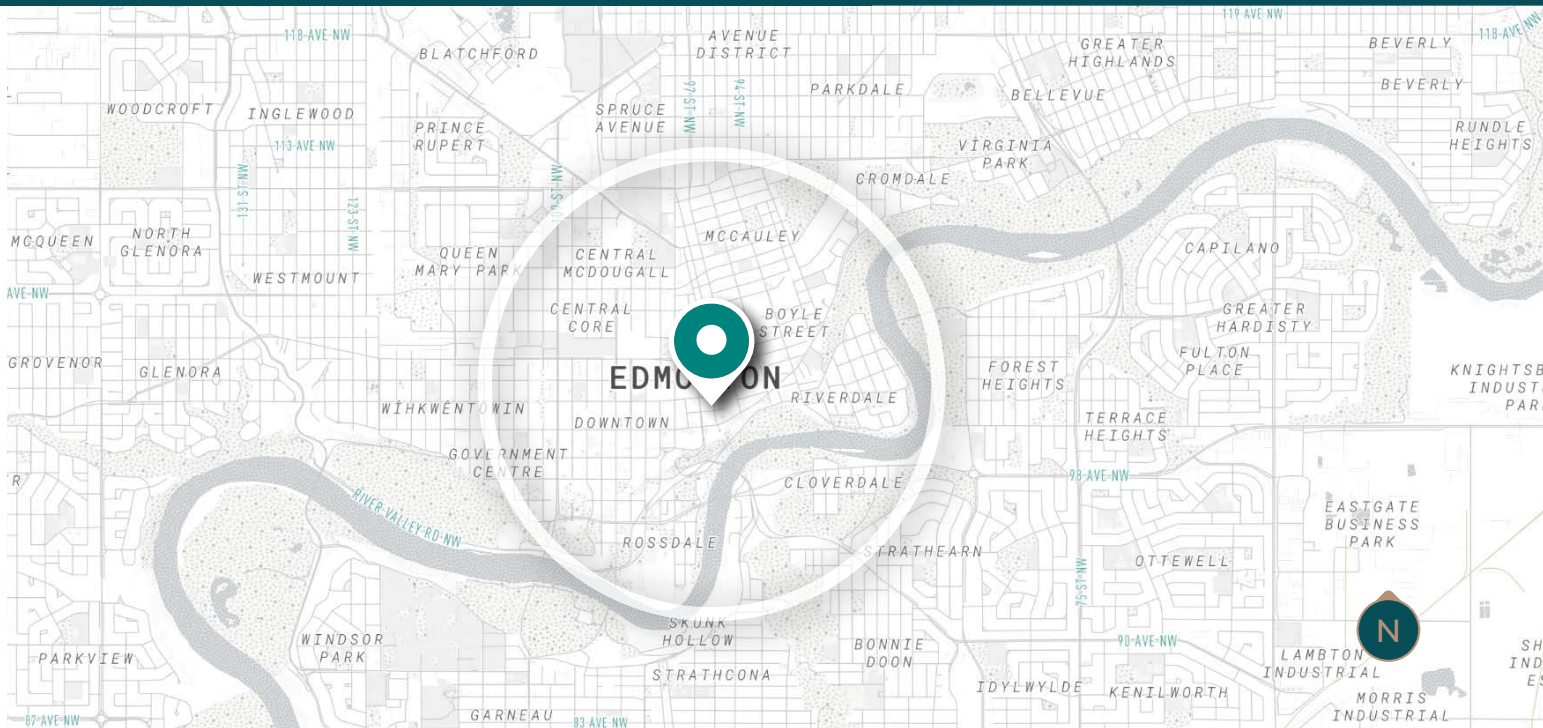
THE OPPORTUNITY

On behalf of the Vendor, we are pleased to release this unique downtown land parcel for sale. 10199 101 Street is ideally situated in the heart of Edmonton's financial core and the dense downtown neighborhood. This site is an opportunity for a developer to capitalize on our downtown vibrancy, with walkability to both LRT lines.



AREA DEMOGRAPHICS

2 KM RADIUS



+ 12,685 VPD ON 101 STREET (2023)

122,420

DAYTIME POPULATION

60,183 residents
18.9% growth (2018-2025)
20.5 % projected growth (2025-2030)

46.4%

20-39 YRS

0-19 yrs = 9.7%
40-59 yrs = 22.6%
60+ yrs = 21.3%

\$84,775

AVERAGE HOUSEHOLD INCOME

21.7% earn \$60-100,000
25.6% earn \$100,000+

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