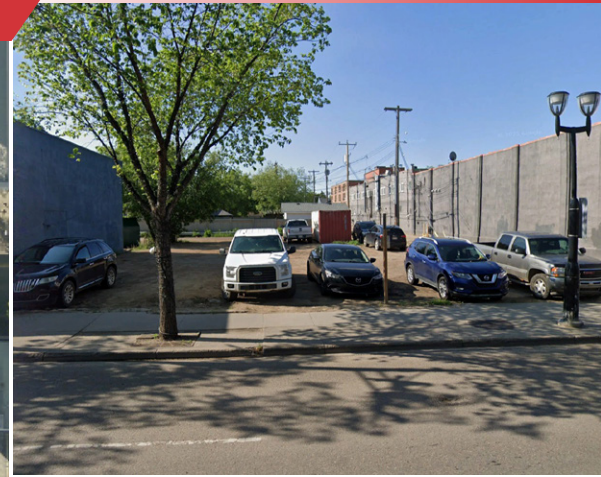
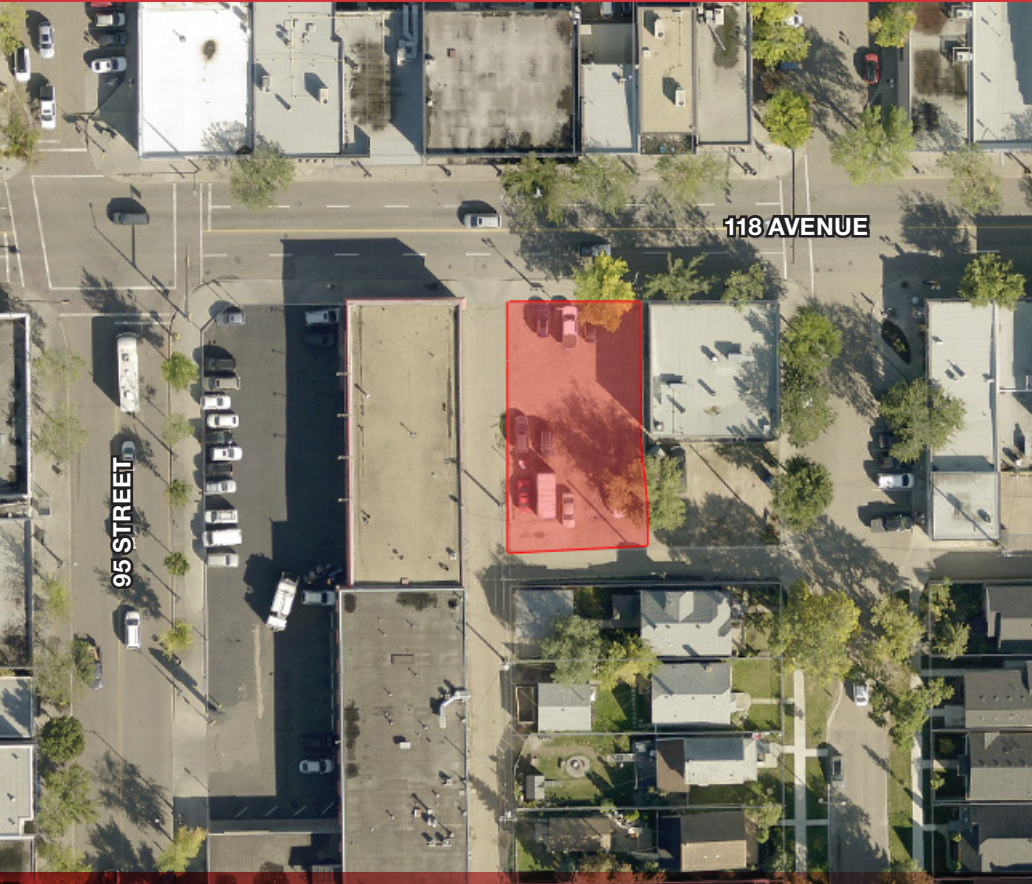


FOR SALE

NAI Commercial

PRIME INFILL DEVELOPMENT LAND



9413 - 118 AVENUE | EDMONTON, AB

RARE SMALL-LOT, HIGH-DENSITY
INFILL OPPORTUNITY

PROPERTY HIGHLIGHTS

- Ideal for a multifamily-over-commercial concept (could be rezoned to DC)
- Offered at an exceptionally attractive \$53/SF
- Designed for walkable, mixed-use redevelopment, the MU Zone supports Multi-unit Housing, Row Housing, Lodging House, Supportive Housing, and more, alongside a broad range of commercial uses (office/retail/food & drink, etc.)
- ~22,869 SF of maximum buildable floor area (3.5 × 6,534 SF)
- Property has an alley at the rear and West side for easy access.

Note: Development potential is subject to detailed design, setbacks/site regulations, and City approvals at time of application under Zoning Bylaw 20001.

ADDITIONAL INFORMATION

SIZE AVAILABLE	0.15 acres±
LEGAL DESCRIPTION	Plan RN43 Block 33 Lot 16-19
ZONING	Mixed Use (MU h16 f3.5 cf)
AVAILABLE	Immediately
PROPERTY TAXES	\$2,092.14 (2025)
SALE PRICE	\$350,000

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