

MIXED-USE DEVELOPMENT OPPORTUNITY

Multi-Family Development Land

• 10410 Allendale Road NW, Edmonton, AB

SITE AREA

±1.47 Acres

64,075 SF • 5,952.79 m²

ZONING

DC

Direct Control — flexible uses

ASKING PRICE

\$4,800,000

Urban mixed-use district



SUBJECT SITE OUTLINED — CORNER OF ALLENDALE RD NW & CALGARY TRAIL

PROPERTY SNAPSHOT

| | |
|--------------|--|
| Address | 10410 Allendale Rd NW 6303 105 St NW |
| Legal | Lots 9, 12 & 11U, Block 34, Plan 4976KS |
| Land Area | ±1.47 ac (64,075 SF) |
| Zoning | DC Direct Control (CPR West, |
| Asking Price | \$4,800,000 |

HIGHLIGHTS

- ◆ Flexible Direct Control (DC) zoning with a broad permitted-use menu — multi-family, mixed-use, hotel, office and retail
- ◆ Prominent ±1.47-acre, three-lot assembly at Allendale Road NW & Calgary Trail
- ◆ Strong access and exposure — Calgary Trail, Gateway Blvd, 63 Avenue & 111 Street; two existing site accesses
- ◆ Established corridor; backs onto Allendale to the west & north

PERMITTED USES — DC

RESIDENTIAL

Multi-Unit • Row Housing • Lodging House • Supportive Housing

COMMERCIAL

Office • Hotel • Food & Drink • Health Service • Retail • Entertainment

COMMUNITY & OTHER

Child Care • School • Library • Park • Indoor Self Storage

30+ permitted uses — full schedule in the information package.

Humaira Naikyar

Senior Associate • Investment Sales & Leasing
O: (780) 341-2035

Dale James

VP & Associate Broker • Investment Sales & Leasing
O: (780) 341-2034