

PRIME DEVELOPMENT OPPORTUNITY

FOR SALE | FOR LEASE • 11042 - 124 STREET NW | EDMONTON, ALBERTA



HUGHES
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Seize the opportunity to redefine the skyline of Edmonton's premier boutique shopping and arts district. Situated in the heart of the 124 Street Primary Corridor, this site represents one of the most versatile, high-yield development opportunities in the city's central core. The location boasts an exceptional walk score, placing future residents steps from the 124 Grand Market, award-winning dining, and immediate transit connectivity linking Westmount to the downtown core.

With favorable, shovel-ready MU (Mixed Use) zoning already in place, you bypass lengthy rezoning delays to maximize your return on investment. The flexible bylaws allow for optimized height and density, making it tailor-made for a landmark, transit-oriented development combining premium multi-family residential units with active ground-floor retail. It is the perfect vehicle to capitalize on Edmonton's aggressive shift toward high-density, walkable urbanism.

THE DETAILS | PRIME DEVELOPMENT OPPORTUNITY



\$1,900,00

Sale Price

Market

Lease Rate



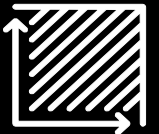
Immediate

Availability



±0.33 Acres

Site Size



MUNICIPAL ADDRESS

11042 - 124 Street NW | Edmonton, Alberta

LEGAL DESCRIPTION

Plan RN39B, Block 46, Lot 9,10

NEIGHBOURHOOD

Westmount

FRONTAGE

145' on 111 Avenue by 89' on 124 Street

ZONING

MU — Mixed Use Zone

PARKING

No minimum requirement (open option)

LOCATION

124 Street primary corridor/TOD Node

THE LOCATION | PRIME DEVELOPMENT OPPORTUNITY



DRIVE TIMES

From Site

Yellowhead Trail

3.0 km | 5 min

Downtown Edmonton

4.0 km | 10 min

Anthony Henday

9.0 km | 15 min

Whitemud Drive

8.5 km | 15 min

International Airport

35 km | 35 min



VEHICLES/DAY

± 21,000

118 Ave [East of 124 St]

± 18,500

118 Ave [West of 124 St]

± 14,000

124 St [North of 118 Ave]

± 17,000

124 St [South of 118 Ave]

NEIGHBOURHOOD DEMOGRAPHICS 2025 | 10 km



510,000

Current Area Population



3.3%

10-Year Population Growth



\$116,000

Average Household Income



40

Median Age

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