

FOR SALE

BERGMAN DEVELOPMENT LAND

NAI Commercial



12410/20/40 - 49 STREET NW | EDMONTON, AB | DEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION

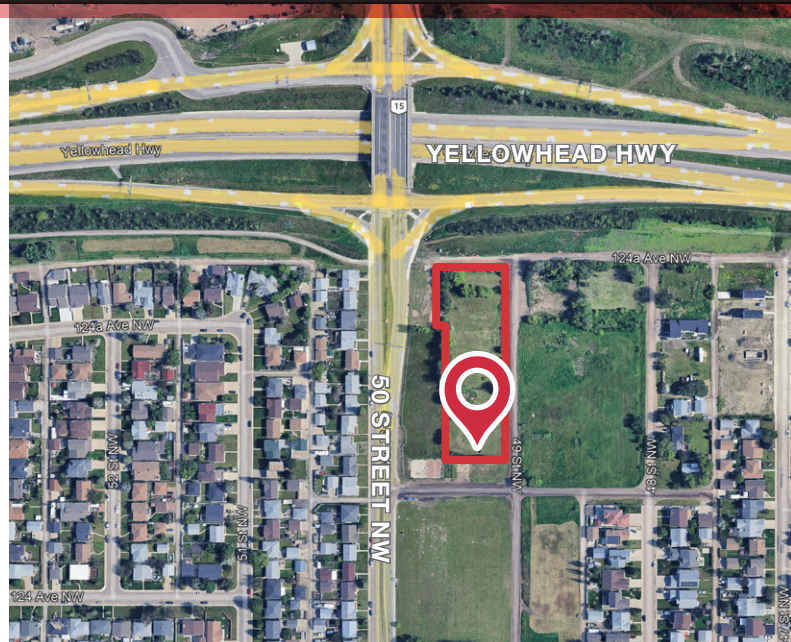
- 1.41 acre± parcel located in NE Edmonton
- Located in the growing residential neighborhood of Bergman
- FD zoning with Urban Mix land use designation provides potential for residential, commercial and mixed-use development opportunities
- Access via 49th St with proximity to busy 50th St and Yellowhead Hwy

HARRIS VALDES

Associate
778 386 1032
hvaldes@naiedmonton.com

DON ROBINSON

Senior Associate
780 655 5667
drobinson@naiedmonton.com



177,682
POPULATION
(2023 - 5KMS)



28,437
EMPLOYEES
(DAYTIME - 5KMS)



2,776
BUSINESSES
(DAYTIME - 5KMS)



\$105,112
AVG HOUSEHOLD
SPENDING (5KM)



20,835
50 ST TRAFFIC
VOLUME (2024)



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1

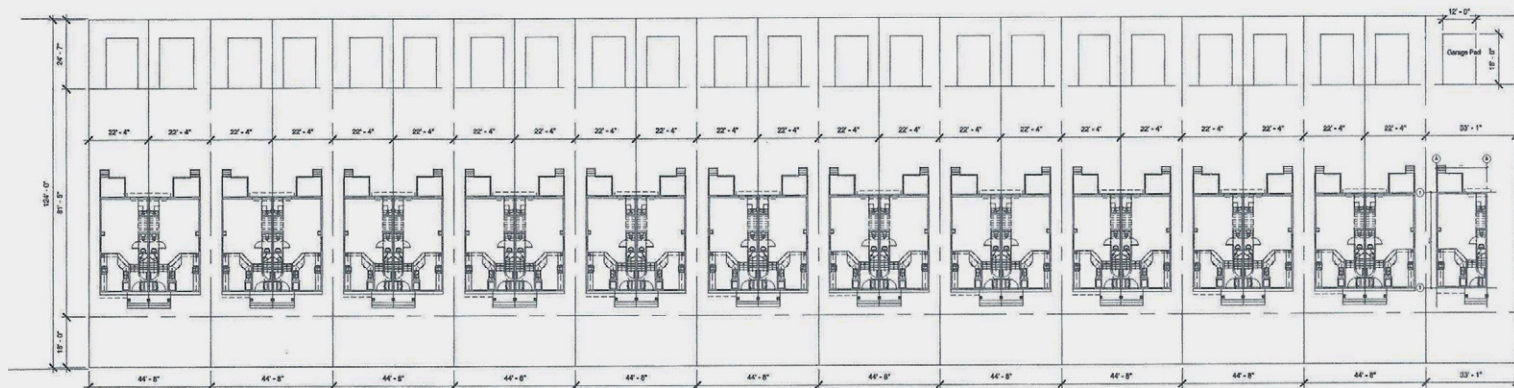


780 436 7410



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Back Lane

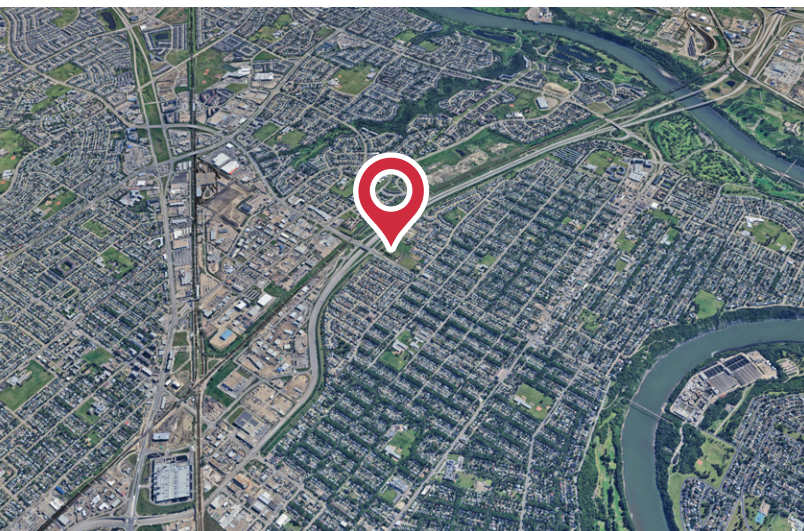
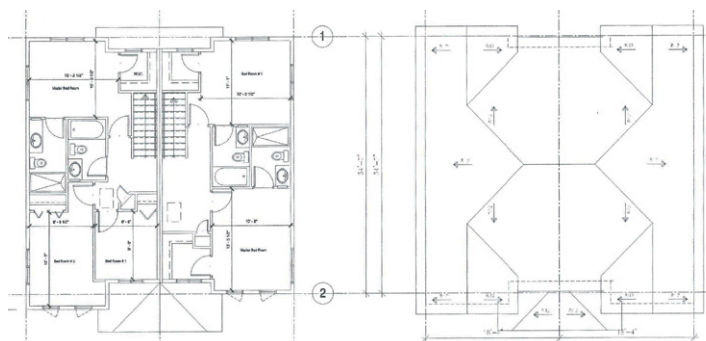
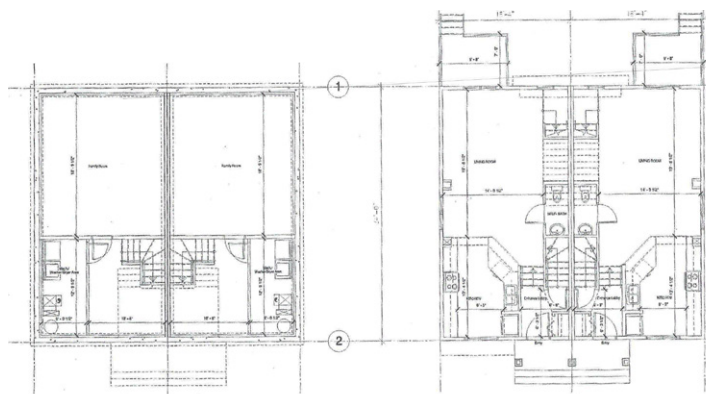


49 street

*PROPOSED CONCEPT & SITE PLANS

ADDITIONAL INFORMATION

SIZE	1.407 acres±
LEGAL DESCRIPTION	Plan 7274AH Blk 24 Lots 3-12 & B
AVAILABLE	Immediately
ZONING	FD (Future Urban Development)
PROPERTY TAXES	\$4,041.61 (2026)
SALE PRICE	\$1,100,000



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