



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE



PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY: DAVIES CORNER

7450 68 AVENUE NW,
EDMONTON, AB

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EXECUTIVE SUMMARY

Positioned at the bustling intersection of 75 Street NW and 68 Avenue NW, this prime 1.40-acre land parcel represents a turnkey commercial development opportunity in south-central Edmonton. Known as Davies Corner, the property benefits from high daily traffic counts, direct proximity to major transit infrastructure, and surrounding national brand co-tenancy.

Whether developing single-story retail, flex commercial space, or specialized service facilities, this site offers immediate development readiness in an established commercial and industrial trade area.





PROPERTY DETAILS

MUNICIPAL ADDRESS	7450 68 AVENUE NW, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 2321095, BLOCK 1, LOT 5
ZONING	BUSINESS COMMERCIAL ZONE (CB)
LAND SIZE	1.40 ACRES
2026 ASSESSED VALUE	\$2,377,000
ASKING PRICE	\$2,370,000

KEY PROPERTY & SITE HIGHLIGHTS

- **Shovel-Ready Infrastructure:** All municipal utility services are capped off at the property line. Sidewalks and necessary perimeter site improvements are fully completed.
- **Proven Surrounding Co-Tenancy:** Direct neighbor to a modern retail strip plaza built in 2021, fully leased (100%) to top-tier national brands including Starbucks, A&W, and Subway.
- **High-Exposure Location:** Exceptional visibility along 75 Street NW and 68 Avenue NW, capturing traffic volumes of approximately 41,900 vehicles per day.
- **Transit-Oriented Advantage:** Situated roughly 250 meters north of the Davies LRT Station and Park & Ride / Transit Centre, driving significant foot and vehicle traffic directly past the site.



CONCEPT FOR ILLUSTRATION PURPOSES ONLY

ZONING & PERMITTED USES

Under the City of Edmonton's Business Commercial Zone (CB) regulations, the property allows for a wide array of high-value commercial, service, and light industrial uses:

- **Commercial & Retail:** Drive-through services, food & drink establishments (non-competing with adjacent tenants), vehicle support services, retail sales, health services, and offices.
- **Entertainment & Leisure:** Hotels (up to 30.0 m height limit), indoor sales and service, and entertainment facilities.
- **Community & Service Uses:** Child care services, health care facilities, and indoor self-storage.
- **Key Regulations:** Maximum Floor Area Ratio (FAR) of 3.5 and a standard maximum height of 16.0 meters.

DEMOGRAPHIC SNAPSHOT



34,517
POPULATION
Within 3 KM



\$121,345
AVG. INCOME
Within 3 KM



14,800
HOUSEHOLDS
Within 3 KM

130,048

POPULATION
Within 5 KM

\$119,880

AVG. INCOME
Within 5 KM

54,530

HOUSEHOLDS
Within 5 KM



52,580 VPD
75 STREET & 68 AVENUE
2023

STRATEGIC MICRO-MARKET DEMOGRAPHICS

The property is supported by a stable and affluent local demographic within the immediate 3 km and 5 km radius

- **Local Population Growth:** Serves an immediate trade area of over 34,500 residents within 3 km and 130,000+ residents within 5 km.
- **Strong Household Incomes:** Average household income within a 1 km radius reaches \$124,954.
- **Robust Local Economy:** Strong concentration of nearby businesses, major industrial parks (Davies Industrial, Roper Industrial), and high-performing retail hubs.





**AERIAL
VIEW**

ARGYLL ROAD

75 STREET

68 AVENUE



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