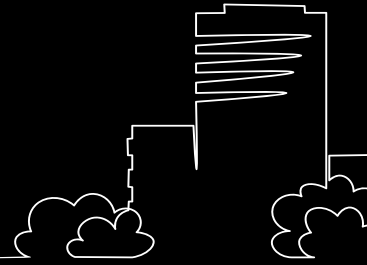


FOR SALE

STRATEGIC DUAL PARCEL OPPORTUNITY

12115 - 111 AVE NW & 11039 - 122 ST NW | EDMONTON, ALBERTA



\$1,555,000

Sale Price



Immediate

Availability

This premier dual-parcel land assembly presents a rare, strategic acquisition in the heart of mature Westmount, combining character-rich residential appeal with high-exposure commercial viability. Offered exclusively together, these adjacent Block 43 properties feature a unique dual-frontage profile: 11039 - 122 Street NW provides a quiet, tree-lined canvas perfect for upscale urban multi-family infill, while 12115 - 111 Avenue NW commands massive daily vehicle counts along a primary arterial transit corridor.

Steps from the vibrant Brewery District, downtown Edmonton, and the LRT expansion, the consolidated site capitalizes perfectly on Edmonton's modernized zoning frameworks. This is an elite opportunity for a visionary developer to maximize scale, minimize risk, and build a landmark mixed-use, premium residential, or commercial development in one of the city's most affluent, transit-connected, and rapidly evolving neighbourhoods.

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FOR SALE | STRATEGIC DUAL PARCEL 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

PROPERTY DETAILS

MUNICIPAL ADDRESS

A: 12115 - 111 Avenue NW | Edmonton, Alberta
B: 11039 - 122 Street NW | Edmonton, Alberta

LEGAL DESCRIPTION

A: Plan RN39B, Block 43, Lot 11,12
B: Plan 4439HW, Blk 43, Lot 13

AVAILABLE RETAIL SPACE

A: ± 0.22 Acres | ± 9,743 SF
B: ± 0.13 Acres | ± 5,840 SF

ZONING

A: DC 2 (745) - Site Specific Development Control Provision ⓘ
B: RS - Small Scale Residential ⓘ

DEMOGRAPHICS

2025 | 10 km



510,000

Current Area Population



\$116,000

Average Household Income



3.3%

10-Year Population Growth



40

Median Age

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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