



9850 Bellamy Hill NW, Edmonton

**Downtown Development Site**



## PROPERTY DETAILS

Address:	9850 Bellamy Hill NW, Edmonton
Legal:	Plan: NB, Block: 2, Lots: 102 and 103
Neighbourhood:	Downtown
Zoning:	HDR (High Density Residential)
Site Size:	14,835 SF (+/-)
<b>Reduced Price:</b>	<b>\$1,900,000.00</b>
Property Tax:	\$20,578.63 (2024 estimate)

**AERIAL VIRTUAL TOUR**



## PROPERTY HIGHLIGHTS

- **Prime Downtown Location:** Nestled in the heart of Edmonton, offering easy access to the city's core and amenities like dining, shopping and other services.
- **Surrounded by Residential Towers:** Located amidst a dense cluster of apartment buildings and condominiums.
- **Zoning:** Suitable for multi-unit, supportive housing and child-care services
- **Proximity to the River Valley:** Close to Edmonton's beautiful River Valley trails
- **Excellent Connectivity:** Quick access to major thoroughfares, including Jasper Avenue, 97 Ave, 98 Ave, Rosedale Rd and River Valley Rd



Erin Oatway  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

Jim McKinnon  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com



**Disclaimer:** The floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Neighbourhood features:



**VEHICLES PER DAY**

Bellamy Hill NW: 13,100  
99 Ave: 6,600

**AREA POPULATION**  
(within 5kms)

- 212,086 Residents
- 302,477 Daytime Population

**AREA INCOME**

- Average household income of \$92,688



Erin Oatway  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

Jim McKinnon  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com