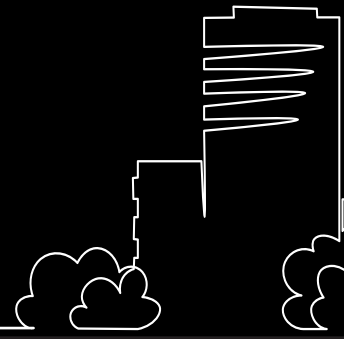


FOR SALE

OLD STRATHCONA DEVELOPMENT OPPORTUNITY

10132/36- 87 AVENUE NORTHWEST | EDMONTON, ALBERTA



LEFT: SINGLE-FAMILY (10136 - 87 AVENUE)



RIGHT: FOURPLEX (10132 - 87 AVENUE)

In the Old Strathcona Historic neighbourhood, this prime development site spans ± 9,165 square feet and directly faces a local school and park. The property functions as a high-yield holding asset (comprising a fourplex and a single-family home) that offers stable income alongside immediate multi-family development potential.

- **Turn-Key Development:** Current zoning allows for immediate development into a modern 11-unit multi-family rental complex.
- **Scalable Potential:** Can be combined with the adjacent 12-unit apartment building also available for sale (☞), to unlock higher density and economies of scale.
- **Stable Holding Income:** Generates strong, reliable rental income from day one.

Disclaimer: A complete Due Diligence Package containing detailed financial and operational information is available upon request. Access is strictly contingent upon the receipt of a signed Confidentiality Agreement.

Steven Pearson, Vice President
Investment & Industrial Sales/Leasing
P: 780 993 7501 E: steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate
Investment & Industrial Sales/Leasing
P: 780 952 5866 E: jasdeep@hcrgroup.ca

HCR | HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

FOR SALE | OLD STRATHCONA DEVELOPMENT OPPORTUNITY



\$1,250,000

Sale Price

DEMOGRAPHICS

2026 | 5 km



165,000

Current Area Population



\$105,000

Average Household Income



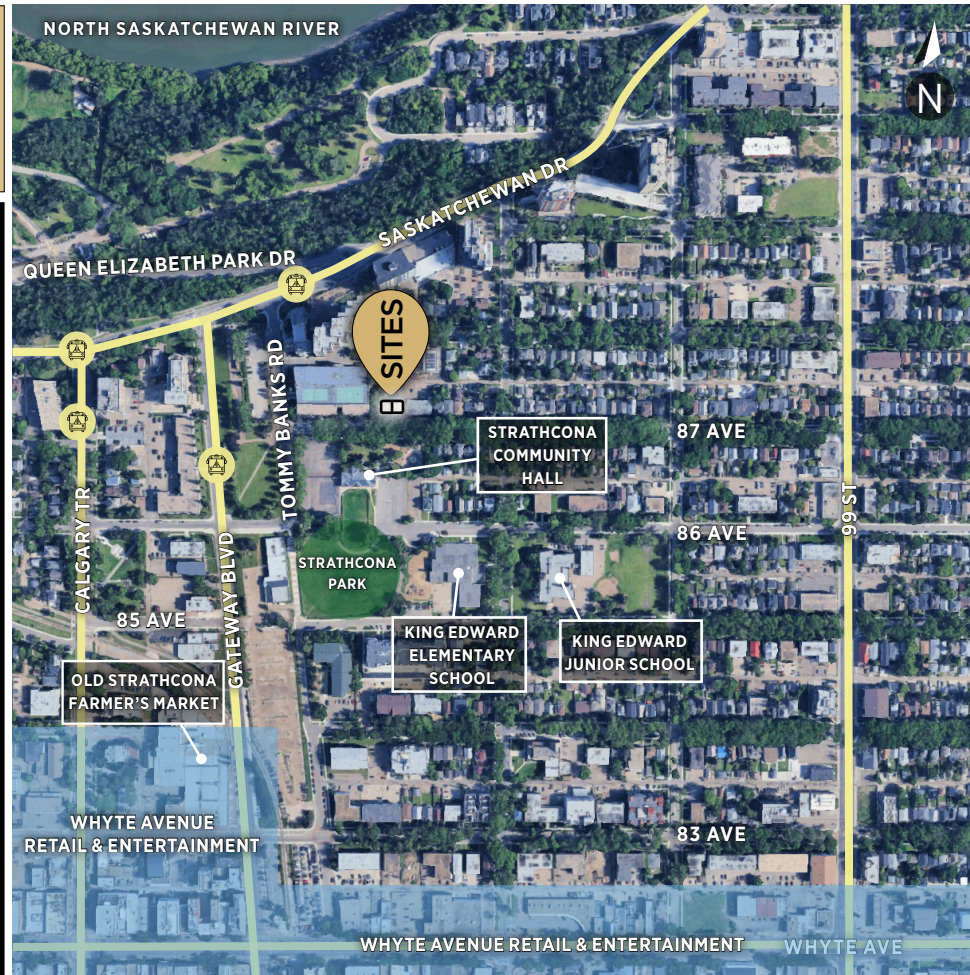
2.2%

5-Year Population Growth



33

Median Age



DRIVE TIMES

From Site

Whyte Avenue

500 m | 2 min

Whitemud Drive

4.5 km | 10 min

Yellowhead Trail

6.5 km | 15 min

Anthony Henday

11.5 km | 20 min

International Airport

30.5 km | 30 min

PROPERTY DETAILS

MUNICIPAL ADDRESS

10132 / 10136 - 87 Avenue NW | Edmonton, AB

LEGAL DESCRIPTION

Plan 2902AS, Block 114, Lot 19 and 20

LOT SIZE

± 9,165 SF

NEIGHBOURHOOD

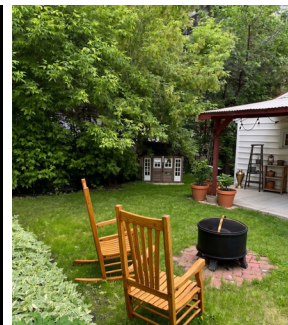
Old Strathcona

EXPANSION POTENTIAL

Option to integrate the adjacent 12-unit apartment building also available for sale (⇒), to unlock higher density and economies of scale.

ZONING

RS - Small Scale Residential



SINGLE-FAMILY

(10136 - 87 AVENUE NW)



FOURPLEX

(10132 - 87 AVENUE NW)

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.

Steven Pearson, Vice President

Investment & Industrial Sales/Leasing

P: 780 993 7501 E: steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate

Investment & Industrial Sales/Leasing

P: 780 952 5866 E: jasdeep@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca