

# YELLOWHEAD COMMERCIAL CORRIDOR

PRIME 0.82 ACRES LAND

MaxWell  
Commercial



ROMI SARNA AND  
ASSOCIATES

8535 127 Avenue, Edmonton, AB, T5C 1R9

# FOR SALE

# YELLOWHEAD COMMERCIAL CORRIDOR

## LOCATION HIGHLIGHTS

- Prime 0.82 acre  $\pm$  parcel along 127 Avenue NW in north Edmonton.
- High-exposure corridor with strong daily traffic counts.
- Excellent access to major arterial routes and commercial nodes.

## PROPERTY ADVANTAGE

- 0.82 acres  $\pm$  of CB2-zoned commercial land.
- Asking price: \$999,999 (\$1,219,511 per acre).
- Fully serviced: Municipal water & sanitary sewer available.
- Ideal for retail, office, service, or mixed-use development.
- Possession available immediately.

## TRANSPORTATION LINKS

- Direct frontage along 127 Avenue NW.
- Quick access to Yellowhead Trail and 97 Street.
- Strong connectivity to north Edmonton trade area.

## SURROUNDING DEMOGRAPHICS

- Located in Yellowhead Corridor Commercial district.
- Near established residential and commercial areas.
- Surrounded by industrial, retail, and service businesses.
- Growing north Edmonton corridor with redevelopment activity.



# AERIAL MAP



## HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$82,500
Average household income	\$101,200
Unemployment rate	9.1%

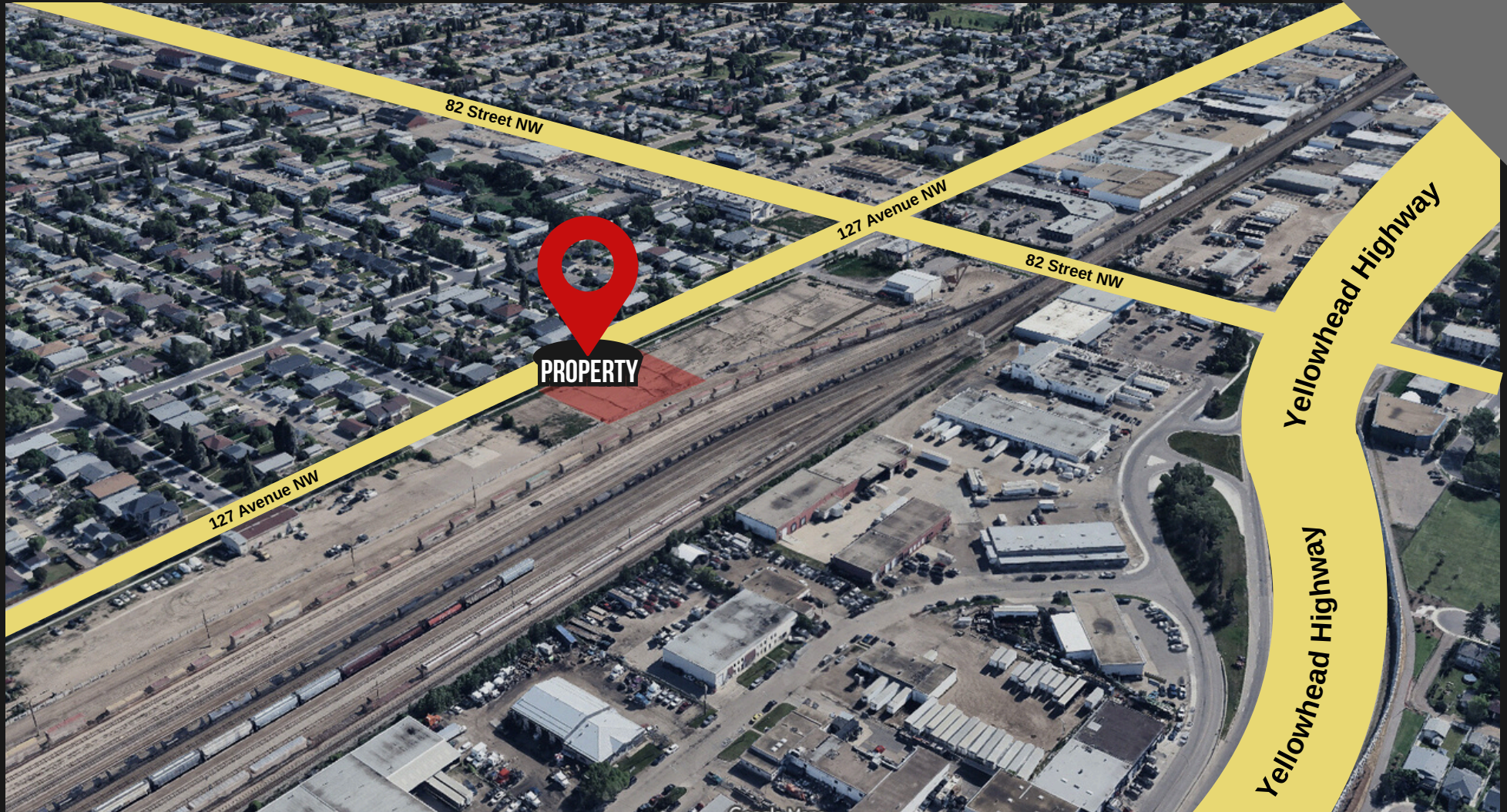
## POPULATION



Total population	18,900
Population density	3,850 people/km <sup>2</sup>
Median age	36.4 years

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# AERIAL MAP



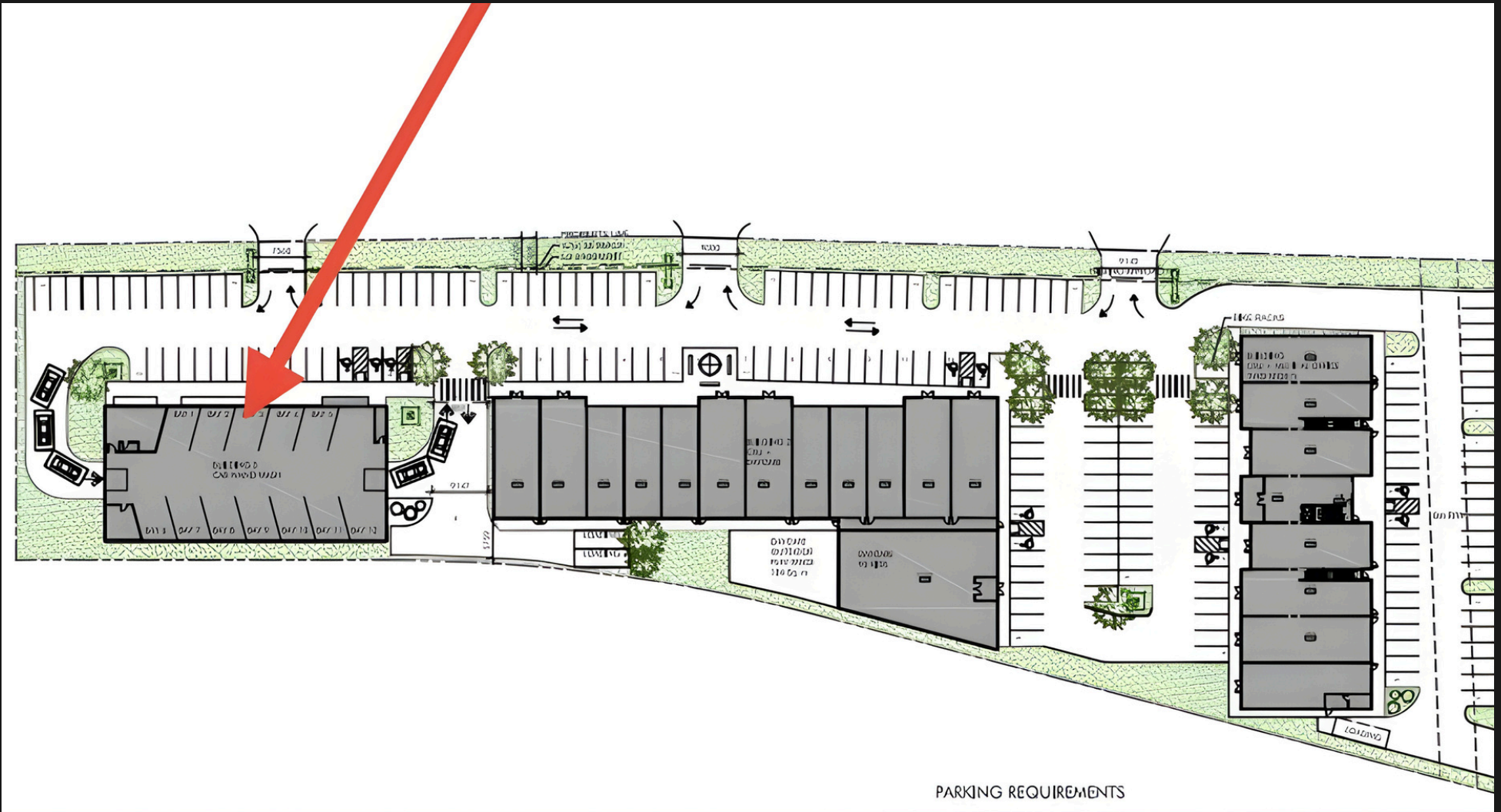
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# PROPERTY DETAILS

## PROPERTY & TRANSACTION INFORMATION

<b>Transaction Type</b>	<b>For Sale</b>
<b>Sale Price</b>	<b>\$999,999</b>
<b>Address</b>	<b>8535 127 Avenue, Edmonton, AB, T5C 1R9</b>
<b>List Price Per Acre</b>	<b>\$1,219,511</b>
<b>Zoning</b>	<b>CB2</b>
<b>Available</b>	<b>Immediately</b>

# SITEPLAN



[WWW.ROMISARNA.CA](http://WWW.ROMISARNA.CA)

# CONTACT US

**Romi Sarna**

Email : [romi@romisarna.ca](mailto:romi@romisarna.ca)



**(780) 450-6300**

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