

11,317 SF VACANT LOT

\$2,700,000 (\$238.58 PSF)

FOR SALE

**UP TO 10X FAR
ALLOWED
\$2,700,000
(\$238.58 PSF)**

10018 103 Street Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Lance Frazier

Senior Associate

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PROPERTY HIGHLIGHTS

- Current FAR Allows for Up to 10 times area (\$23.85 per buildable foot)
- Currently used as parking lot
- Located close to Canadian Western Bank Place, Former Royal Bank Place and Commerce Court
- Directly South of CWB Place Parking Garage
- Across the Alley from Proposed New Two Tower Residential Falcon Towers on 104th Street
- Approximately 92 Foot Frontage on 103 Street



103 STREET

100 AVENUE

JASPER AVENUE



PROPERTY DETAILS

MUNICIPAL ADDRESS

10018 103 Street Edmonton, AB

ZONING

CMU

NEIGHBOURHOOD

\$37,297.78 (2021)

PROPERTY TAX

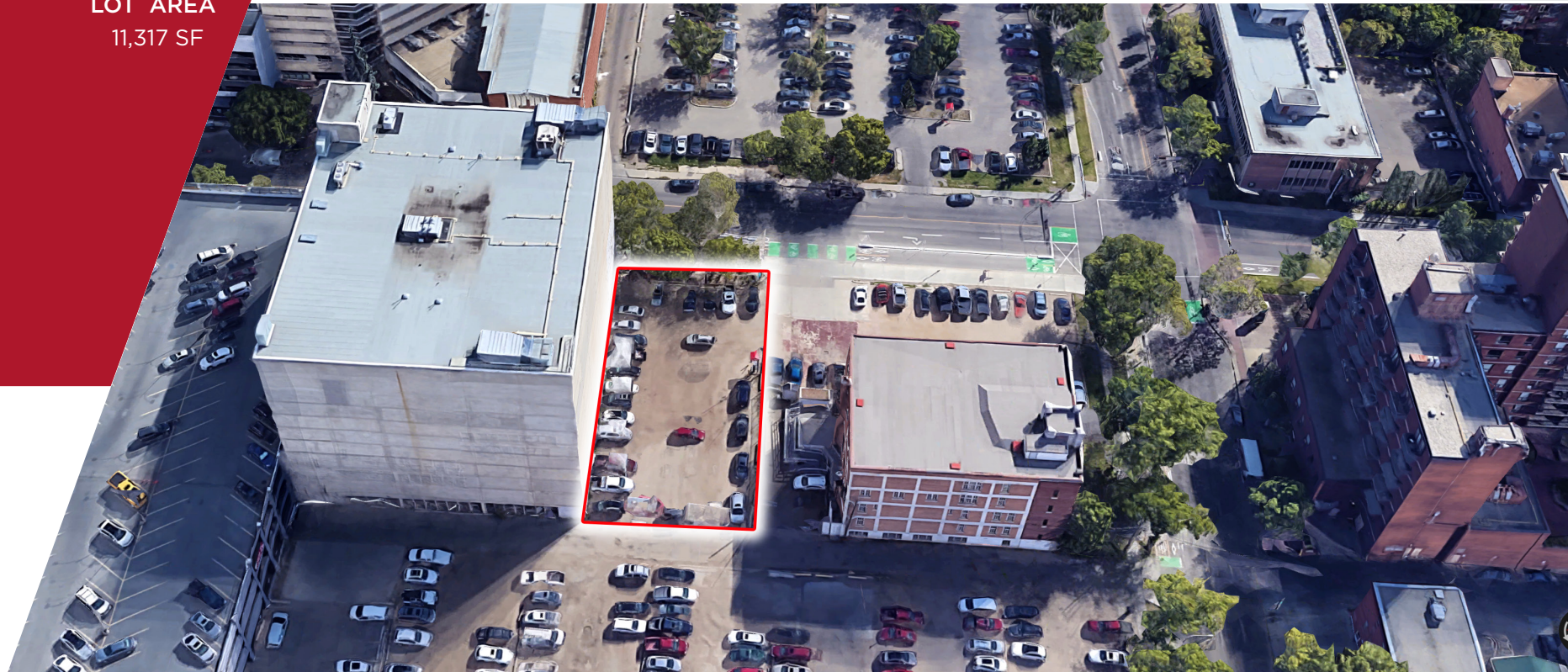
\$37,297.78 (2021)

DESCRIPTION

Parking Lot

LOT AREA

11,317 SF



PERMITTED AND DISCRETIONARY USES

Permitted Uses

Apartment Hotels
Bars and Neighbourhood Pubs,
for less than 200 occupants and 240 m2 of Public Space
Business Support Services
Cannabis Retail Sales
Child Care Services
Commercial Schools
Community Recreation Services
Convenience Retail Stores
General Retail Stores
Government Services
Health Service
Hotels
Indoor Participant Recreation Services
Limited Contractor Services
Charter Bylaw 18882
Liquor Stores
Major Home Based Business and Minor Home Based
Business
Market
Minor Amusement Establishments
Multi-unit Housing
Personal Service Shops
Private Education Services and Public Education Services

Private Clubs
Professional, Financial and Office Support
Services
Public Libraries and Cultural Exhibits
Religious Assembly
Residential Sales Centre
Restaurants
Special Event
Specialty Food Services
Urban Gardens
Spectator Entertainment Establishments
Supportive Housing
Fascia On-premises Signs
Projecting On-premises Signs
Temporary On-premises Signs, not
including portable signs

Discretionary Uses

Auctioneering Establishments
Bars and Neighbourhood Pubs, for more than
200 occupants and 240 m2 of Public Space
Breweries, Wineries and Distilleries
Carnivals
Convenience Vehicle Rentals
Creation and Production Establishments
Equipment Rentals
Fleet Services

Funeral, Cremation and Interment Services
Live Work Units
Lodging Houses
Media Studios
Minor Impact Utility Services
Minor Service Stations
Mobile Catering Food Services
Nightclubs
Vehicle Parking
Outdoor Amusement Establishments
Outdoor Participant Recreation Services
Pawn Stores
Protective and Emergency Services
Secondhand Stores
Spectator Sports Establishments
Urban Indoor Farms
Urban Outdoor Farms
Fascia Off-premises Signs
Freestanding On-premises Signs
Major Digital Signs
Minor Digital Off-premises Signs
Minor Digital On-premises Signs
Minor Digital On-premises Off-premises Signs
Roof Off-premises Signs
Roof On-premises Signs



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