



Mixed Use Re-Development Land

30,043 SF± (0.69 ACRES±)

10528/32 - 123 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAICommercial

Property Highlights

- High-intensity zoning already in place (no rezoning needed for most multifamily re-development)
- Walking distance to MacEwan University, downtown core and Oliver amenities
- Steps from the Valley Line West LRT currently in late-stage construction
- Residential floor area is excluded from FAR with inclusive design or family unit provisions, meaningfully increasing buildable
- 30,043 sq.ft. site is large enough to support a mid-rise podium with tower (rare in mature neighbourhoods)
- Westmount demographic shift is trending younger & renter-heavy



87,827
DAYTIME POPULATION



2.6%
ANNUAL GROWTH
2023-2033



107,281
EMPLOYEES



46,110
HOUSEHOLDS



\$92,909
AVERAGE HOUSEHOLD
INCOME



\$3.18B
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



Additional Information

SITE AREA	30,043 sq.ft.± (0.69 acres)
LEGAL DESCRIPTION	Plan 7621109 Block 23 Lot 12
SITE DIMENSIONS	~150' x 200'
LEGAL DESCRIPTION	Plan 7621109 Block 23 Lot 12
ZONING	Mixed Use (MU h50 f7)
AVAILABLE	Immediately
YEAR BUILT	1956
MAX HEIGHT	50 metres — roughly 15–16 storeys
MAX FAR	One of the highest outside the Downtown Special Area
BASE BUILDABLE	~210,000 sq ft, with potential to reach 240,000+ sq ft when residential floor area exclusions and heritage/supportive housing bonuses are layered in
EXISTING BUILDING	+/- 30,000 sq ft industrial building unencumbered by long term leases. Building is functional and could be leased before re-development
PROPERTY TAXES	\$49,434.28 (2025)
SALE PRICE	\$4,850,000.00



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🌐 www.naiedmonton.com