



York Lands

For Sale

8720 - 106a Avenue NW
8810 - 106a Avenue NW
10631 - 92 Street NW
Edmonton, AB

**AVISON
YOUNG**

Property Overview

York Lands (The “Property”) is a 2.75 acre site that has been re-zoned to medium scale residential (RM h23). This zoning allows for multifamily development up to a height of 23 meters with a FAR of 3.0. The site was formerly home to an EPCOR water facility, which is still present on the land and will need to be demolished before any residential development can begin.

OFFERING SUMMARY

Address:	8720 - 106a Avenue NW
	8810 - 106a Avenue NW
	10631 - 92 Street NW,
	Edmonton, AB
Legal Description: Plan 708HW, Block 16, Lot 1 & 2	
Neighbourhood	Boyle Street
Zoning:	RM h23
Area:	2.75 Acres
Sale Price:	\$2,736,250 (\$995,000/Acre)

INVESTMENT HIGHLIGHTS

Transit Oriented

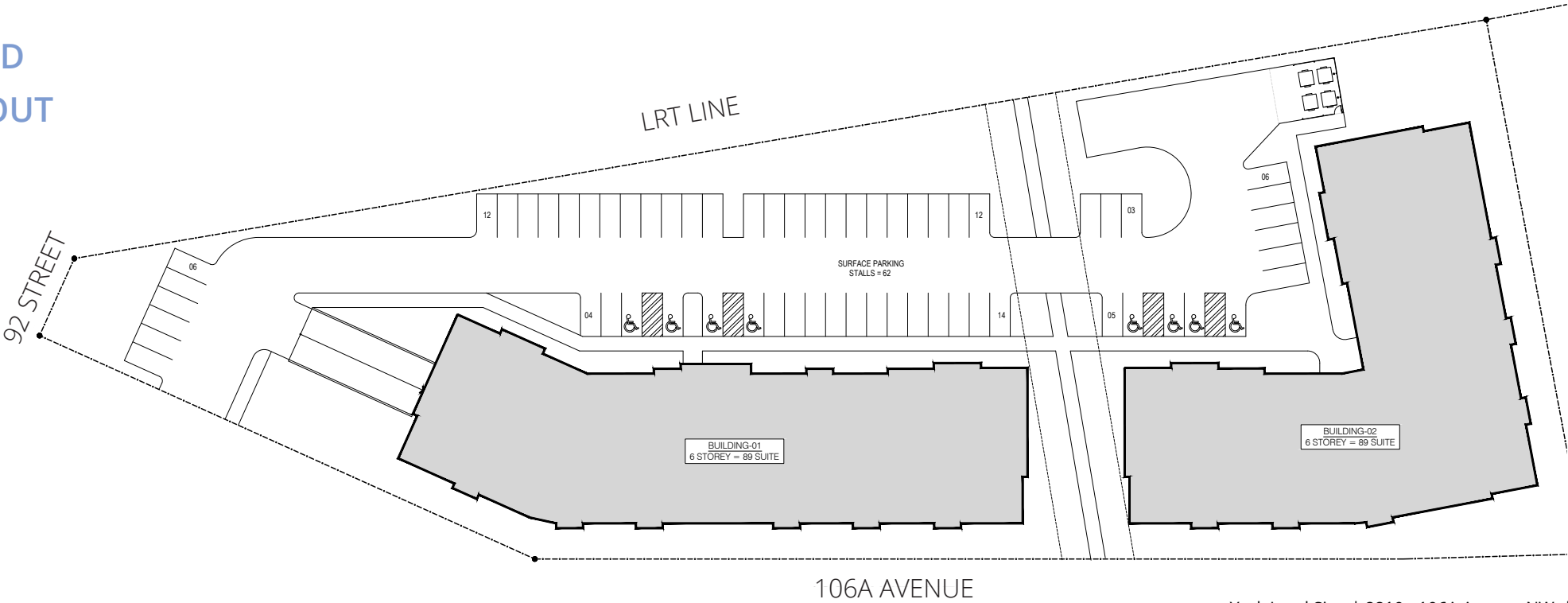
Nearby Stadium Station was fully re-furbished in 2022, bringing further ease of access to downtown and other LRT lines across the city. A Major commuting bike route also runs directly beside the property.

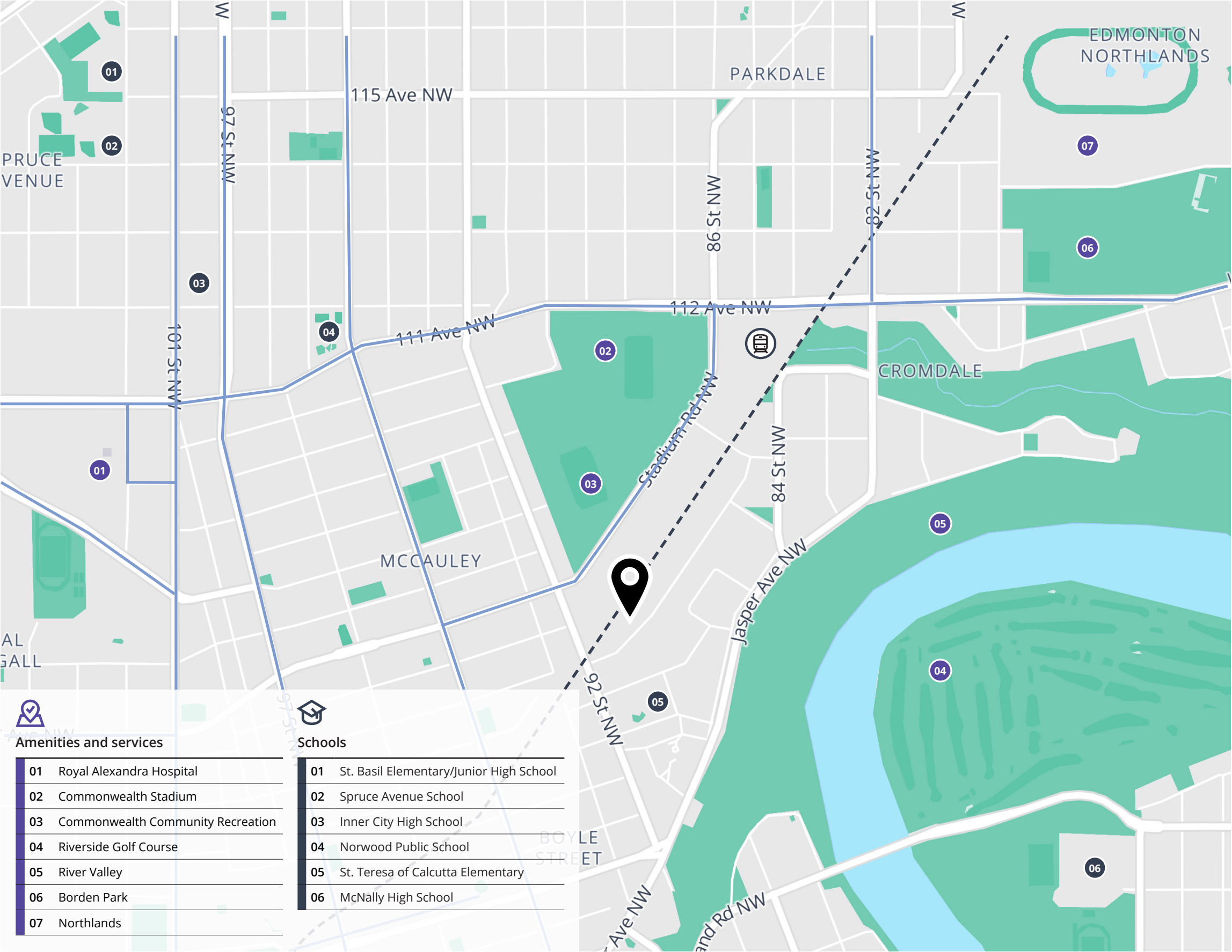
Convenient Location

Ease of access to downtown, Northlands entertainment district and Borden Park. Property is within 200 meters of popular river valley parks and walking trails.



PROPOSED SITE LAYOUT





Location Overview

The Property is conveniently located, close to both Edmonton’s downtown core and the expansive river valley, with walking trails that can be accessed just 200 meters from the Property. This area of Edmonton is seeing substantial investment in new luxury residential offerings with a focus on modern amenities and ease of transportation to downtown and the rest of the city. The Property is located directly next to a major bike route that can take residents into downtown in 5 minutes, or north to the Cromdale and Borden Park area in 6 minutes. This park is the site of many popular festivals throughout the year, and home to Canada’s first natural swimming pool.

Public transportation via the LRT is also easily accessible from this site, located 500 meters south of Commonwealth Stadium and the Stadium LRT station. This station has recently undergone a \$50 Million redevelopment to improve rider experience for daily commuting and after large stadium events. From this station residents will be able to easily access the downtown core and connect with the Valley-line LRT to further access locations across Edmonton.

- Bus Line
- Capital Line LRT
- Stadium Station LRT

84

WALK SCORE*

92

BIKE SCORE*

*walkscore.com our of 100



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