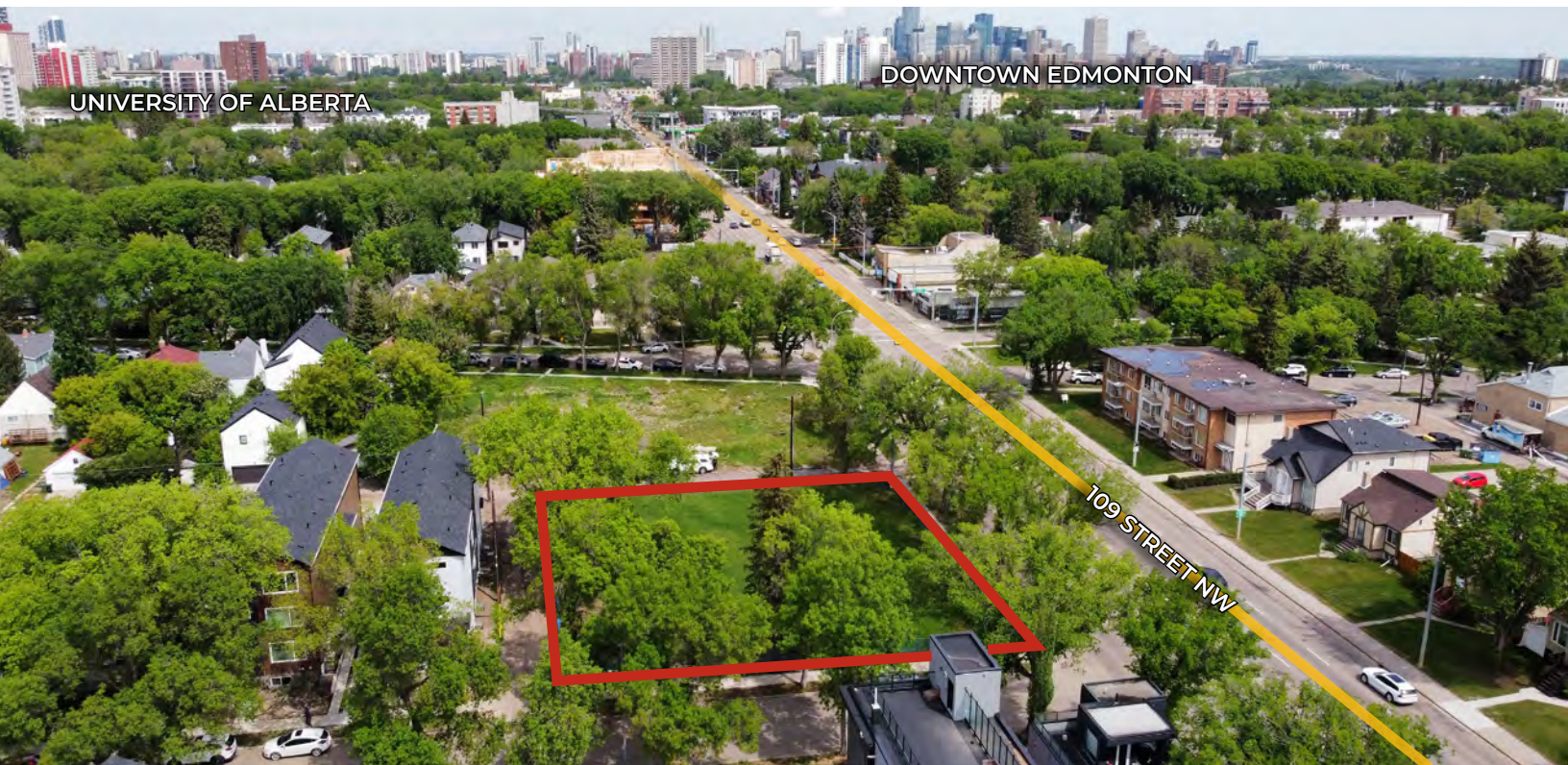


FOR SALE

DEVELOPMENT PERMIT APPROVED 46 UNIT APARTMENT SITE

10902 - 77 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 16,218 sq ft ± corner development site on 109 Street near University of Alberta in the neighborhood of McKernan
- 37,781 sq ft ± above-grade GFA
- Development permit for a 46-unit apartment development, which includes underground parkade
- Strong University-area rental market
- FAR of 2.3 achieved
- Rare infill development opportunity
- Price: \$2,080,000.00

THOMAS BRAUN MBA

Partner, Associate

C 780.690.8353

thomas@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
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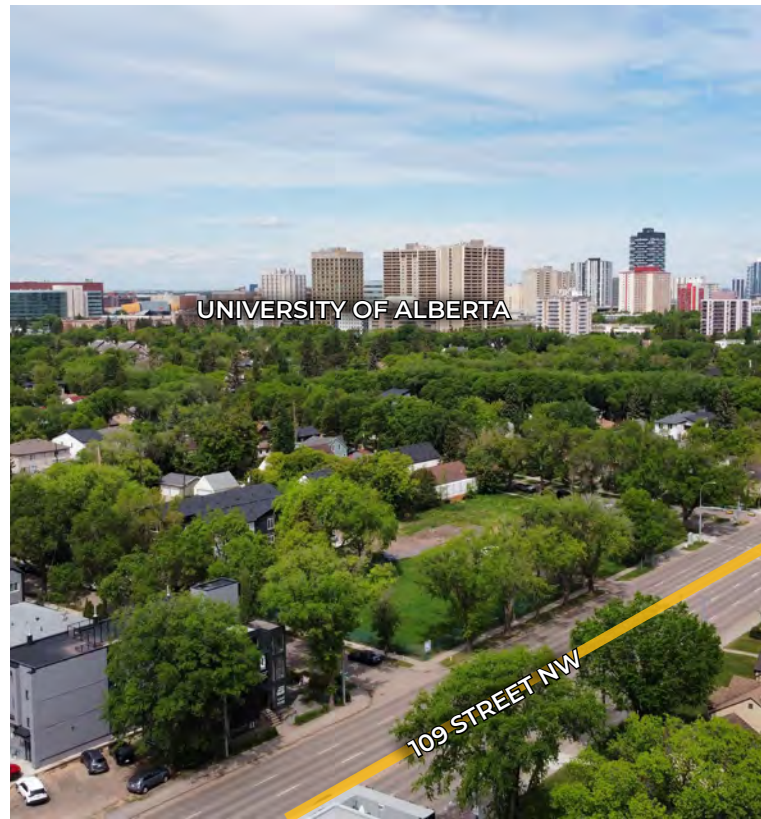
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Property Details & Financials | 10902 - 77 Avenue NW, Edmonton, AB

MUNICIPAL ADDRESS	10902 - 77 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2420405; Block: 18; Lot: 10 A
ZONING	RM h16 (Medium Residential)
NEIGHBOURHOOD	McKernan
SITE AREA	16,218 sq ft ± (1,507 m ²)
PROPOSED BUILDING	46-unit apartment development
BUILDING AREA	53,625 sq ft ± total building area
ABOVE GRADE GFA	37,781 sq ft ±
PARKING	31 underground stalls, 5 surface stalls, 36 total stalls
BIKE PARKING	46 stalls
FAR	2.3
SALE PRICE	\$2,080,000.00
PROPERTY TAXES	\$18,261.74 (2026)

Development Permit

Approved by the City of Edmonton on December 16, 2025. The Development Permit remains valid until December 16, 2027. A purchaser may apply for a one-time extension of up to two additional years, subject to approval by the Development Officer.



Exceptional Features

- FAR 2.3 fully utilized — maximum allowable density achieved
- Every unit has private outdoor space — balconies on upper floors, patios at grade
- Underground parkade with 31 stalls eliminates surface parking impact
- 13.6m building height with 2.4m of unused height entitlement (16m max)
- Comprehensive geotech report included — de-risks underground parkade
- DP approved — ready to progress to building permit immediately



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METRIC	COUNT
WEIGHTED AVG RENT	\$1,651/month
GROSS POTENTIAL INCOME	\$1,000,200/year
NET OPERATING INCOME (NOI)	\$687,386/year
NOI PER DOOR	\$14,943/year
STABILIZED VALUE @ 4.25% CAP	\$16,173,794
DEVELOPMENT MARGIN	\$2,073,794 (14.7%)
DEVELOPMENT YIELD	4.9%

* Proforma disclaimer: provided for illustrative purposes only, buyer to verify all assumptions independently. Annual metrics are shown in \$/year. Projections are based on estimated post-construction stabilization market conditions. The proforma uses \$150/month parking and \$75/month storage lockers. Rents reflect new-build premium in the University area for 2027+ delivery.

Included With The Sale:

- **Complete HSEA Architectural Package (PN: 24145)** — full set of DP submission drawings used to achieve the Development Permit, including site plan, floor plans (parkade, main, L2, L3-4, roof), fire access plan, building section, exterior elevations, site details, and renderings (day + night). This is a turnkey drawing set ready for building permit progression.
- **Geotechnical Report by Shelby Engineering** — comprehensive geotech with additional bore cores completed beyond the standard scope. This gives the buyer confidence on the underground parkade design and foundation requirements. A thorough geotech on an infill site like this is worth \$15,000-\$25,000+ and eliminates a major unknown for the buyer.
- **CMHC MLI Select Proforma** — pre-qualified financing framework showing up to 95% LTV at preferred rates with 50-year amortization. Buyer can step into this pathway.
- **EDC Submission Package** — Early Design Consultation submission (October 2025) with all City feedback incorporated into the final DP drawings.



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One of Edmonton's Premier Infill Locations



McKernan continues to be one of Edmonton's most desirable infill neighbourhoods. The area benefits from strong rental demand driven by proximity to the University of Alberta, University Hospital, Whyte Avenue, transit and Downtown Edmonton.

Location Advantages:

- University of Alberta
- University Hospital
- Whyte Avenue
- LRT access
- Downtown Edmonton
- River Valley trail system
- Mature residential neighbourhood
- Strong rental demand



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Proposed Multi-Family Development



MAIN ENTRANCE ALONG 109 STREET



NORTHEAST CORNER ALONG 109 STREET



EAST ELEVATION ALONG 109 STREET

Proposed Development Features

- 46 residential units
- 4-storey apartment building
- Underground parkade
- Elevator service
- Tenant storage
- Bicycle facilities
- Dog wash station
- Amenity areas
- Private balconies
- Contemporary architectural design



PUBLIC/ PRIVATE INTERFACE ALONG 77 AVENUE

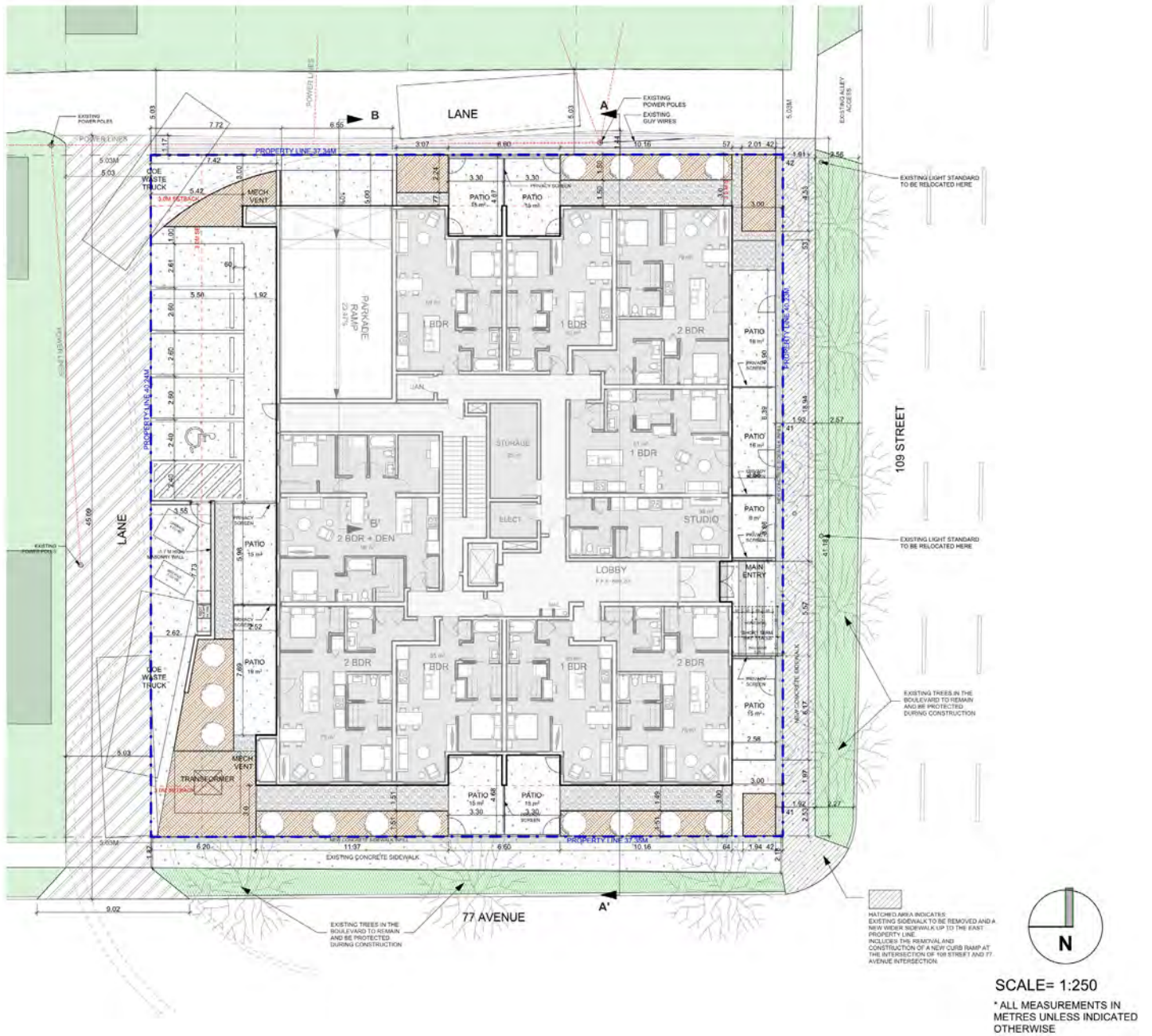


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Site Plan



- Corner site exposure
- Parkade access from lane
- Surface visitor parking
- Landscaped amenity areas
- Strong pedestrian frontage
- Existing boulevard trees retained where possible
- Excellent access from 109 Street and 77 Avenue

Development Statistics

Unit Mix

UNIT TYPE	COUNT	SIZE RANGE
STUDIO	1	400 sq ft ±
1 BEDROOM	29	593 - 748 sq ft ±
2 BEDROOMS	15	839 sq ft ±
2 BEDROOMS + 1 DEN	1	1,033 sq ft ±
TOTAL	46	37,781 sq ft ± GFA

Building Statistics

SITE AREA	16,218 sq ft ± (1,507 m ²)
ABOVE GRADE GFA	37,781 sq ft ±
TOTAL BUILDING AREA	53,625 sq ft ±
HEIGHT	13.6 metres
FAR	2.3
PARKING	36 stalls
AMENITY AREA	464 m ²
BIKE PARKING	46 stalls



SCALE= 1:200
 *ALL MEASUREMENTS IN METRES UNLESS INDICATED OTHERWISE



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Architectural Renderings



MODERN ARCHITECTURE



PEDESTRIAN-ORIENTED DESIGN



STRONG STREET PRESENCE



UNDERGROUND PARKING SOLUTION

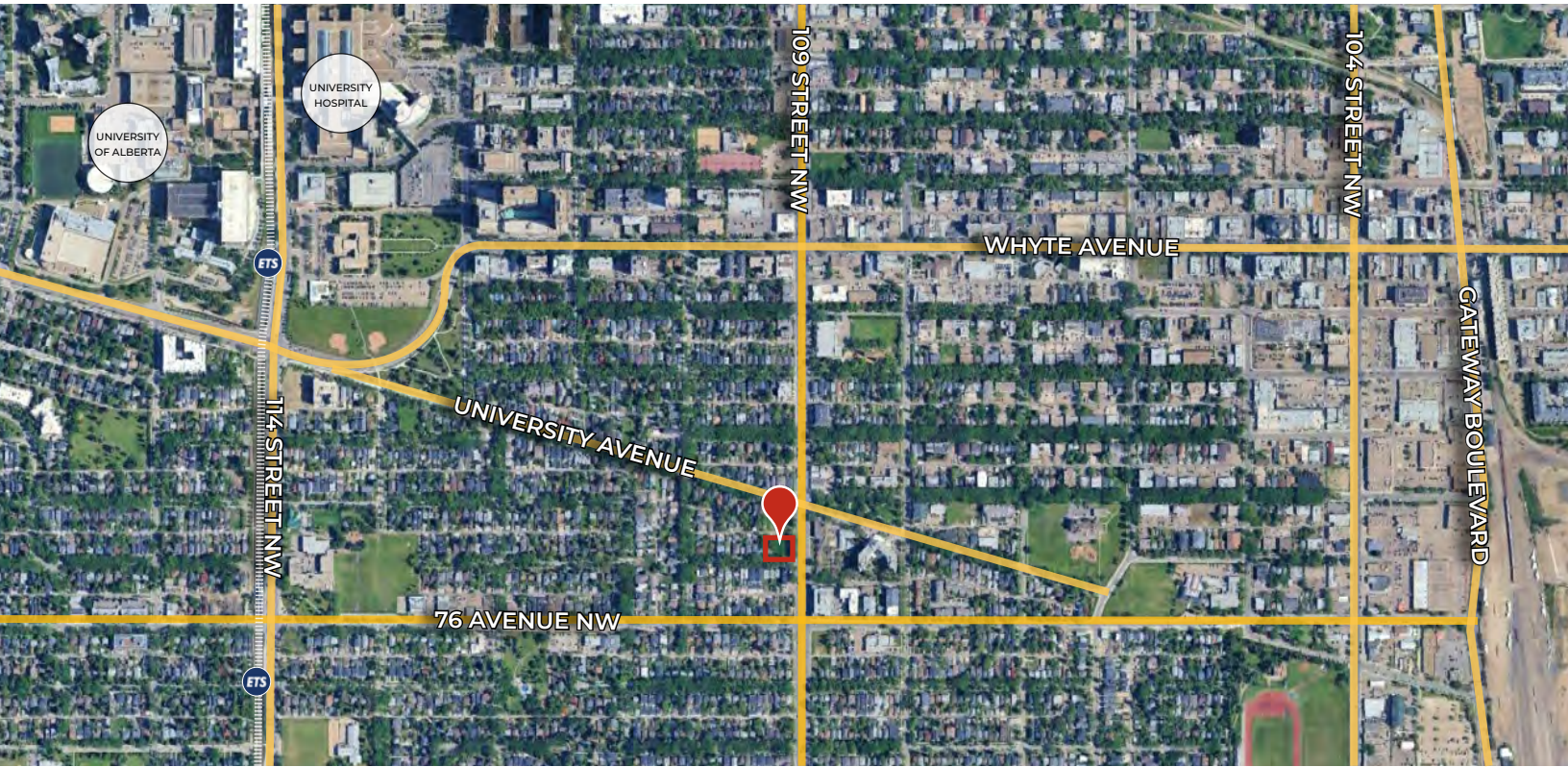


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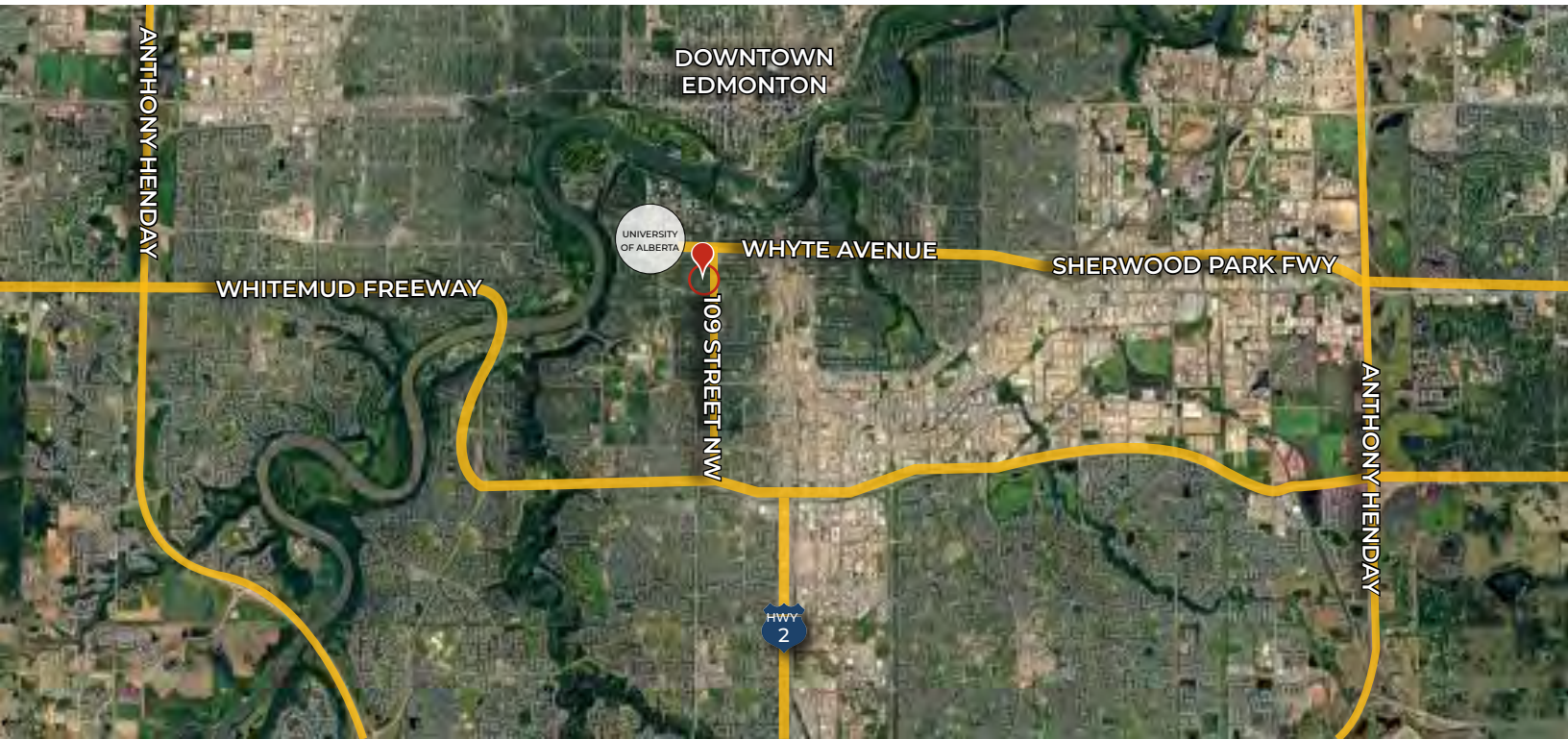
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Local Map



Regional Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Thomas Braun, MBA | Partner, Associate



THOMAS BRAUN

Partner, Associate

C 780.690.8353

thomas@royalparkrealty.com

Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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