

# FOR SALE

# NAI Commercial

## PRIME MIXED-USE REDEVELOPMENT SITE



# PRICE REDUCED!

12120 - 118 AVENUE | EDMONTON, AB | IDEAL FOR MULTI-FAMILY INFILL

### PROPERTY HIGHLIGHTS

- **Current Use:** Used car lot (clear, simple site to reposition)
- **Zoning:** Mixed Use (MU h16 f3.5 cf)
- **Height Modifier (h16):** Up to 16 m (approx. mid-rise form; storeys vary by design)
- **Density Modifier (f3.5):** Max FAR 3.5 ▶ ~5,144 m<sup>2</sup> (~55,372 sq ft) total floor area
- **Commercial Frontage (cf):** Active, street-oriented non-residential at grade is required
- **Development Potential:** Mid-rise mixed-use development with residential above activated street-level commercial

#### CONOR CLARKE

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This centrally located site offers developers a clear, well-positioned opportunity to deliver a mixed-use mid-rise project under Edmonton's new MU zoning. With 3.5 FAR (~55,372 sq ft buildable) and a 16 m height allowance, the property can accommodate a multi-family infill program with vibrant street-level commercial frontage (or look to rezone to DC). Its location along the 118 Avenue corridor ensures strong connectivity, visibility, and alignment with the City's growth strategy for diverse housing and corridor revitalization.



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### ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8721735 Block 1 Lot 22
ZONING	Light Industrial
AVAILABLE	Mixed Use (MU h16 f3.5 cf)
SIZE	1,469.769 m <sup>2</sup> (15,820 sq. ft.±)
YEAR BUILT	2000
PARKING	Private fenced lot
PROPERTY TAXES	\$15,348.58 (2024)
SALE PRICE	\$1,225,000 <b>\$1,175,000</b>

