



FOR SALE

Prime Redevelopment Opportunity: Corner Lot on 124 Street

**12320 107
AVENUE**

NE Corner of 124 Street & 107 Ave Edmonton AB

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Redevelopment Opportunity High Traffic Corner Lot with Prime Exposure on 124 Street

This exceptionally located corner lot is found in the heart of Edmonton's vibrant Westmount neighbourhood, offering prime exposure onto iconic 124 Street and 107 Avenue, a key commuter route with over 32,933 vehicles passing daily. The 1,800 SF fully built-out space offers a rare opportunity for ownership in a highly sought-after area, with a daytime population of 150,037 within a 3km radius and an average household income of \$92,014. Located within Edmonton's premier main street shopping district, home to over 280 dining, retail, and service establishments, this site is perfectly positioned for redevelopment. Situated near a network of bicycle paths, this property benefits from a high volume of pedestrian and cyclist traffic, making it an ideal spot for both existing and new retail businesses. With easy access to arterial roads, public transit, and close proximity to downtown, the property also features excellent signage opportunities, including pylon signage, and ample surface parking, making it a truly unique investment in a well established community.

PROPERTY DETAILS

Municipal Address	12320 - 107 Avenue, Edmonton, AB
Legal Description	PlanRN22; Block 25; Lot 9 & 10
Zoning	Mixed Use (MU h16 f3.5 cf)
Building Size	1,800 SF
Land Size	13,998 SF
Neighbourhood	Westmount
Signage	Large Pylon & Fascia
Parking	Ample on-site
Floor Area Ratio	3.5
Buildable Area	48,958 SF
Maximum Height	52.49 FT
Possession	Immediate
Sale Price	\$2,100,000

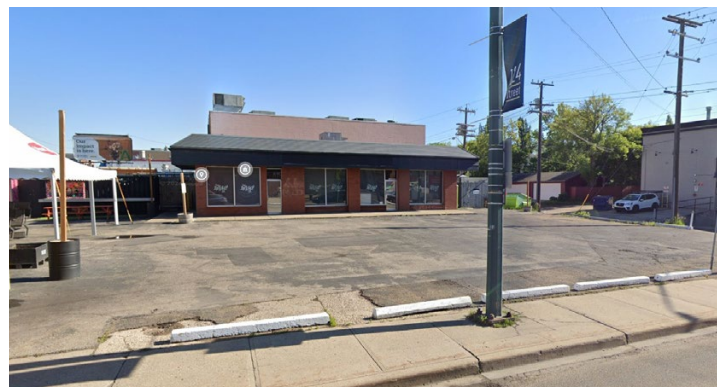
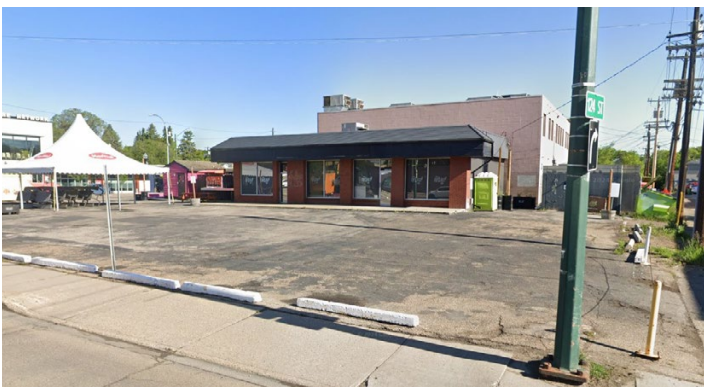
86,560

POPULATION
WITHIN 3 KM

32,993
VEHICLES
PER DAY

150,039

DAYTIME
POPULATION

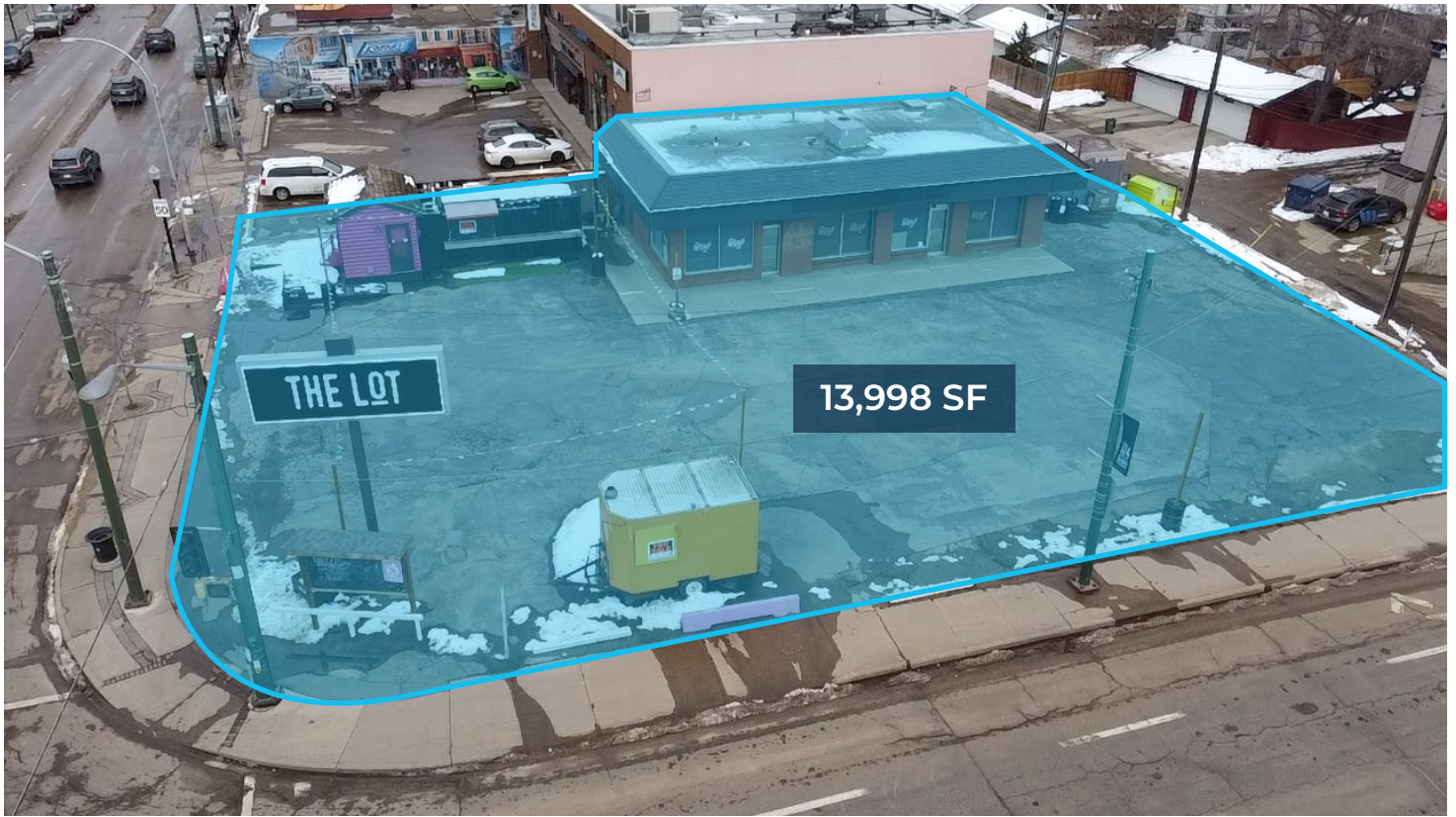


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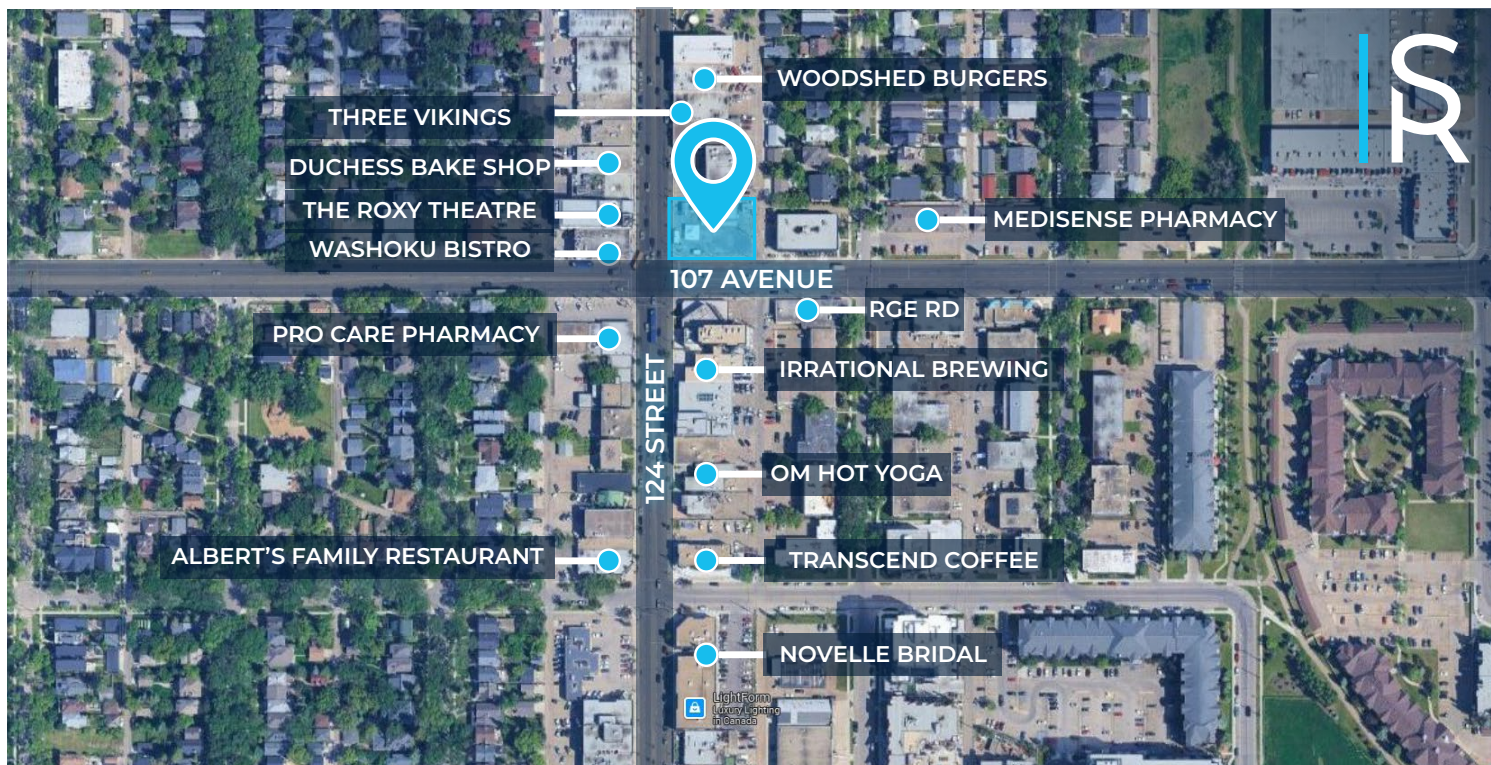


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4 MINS

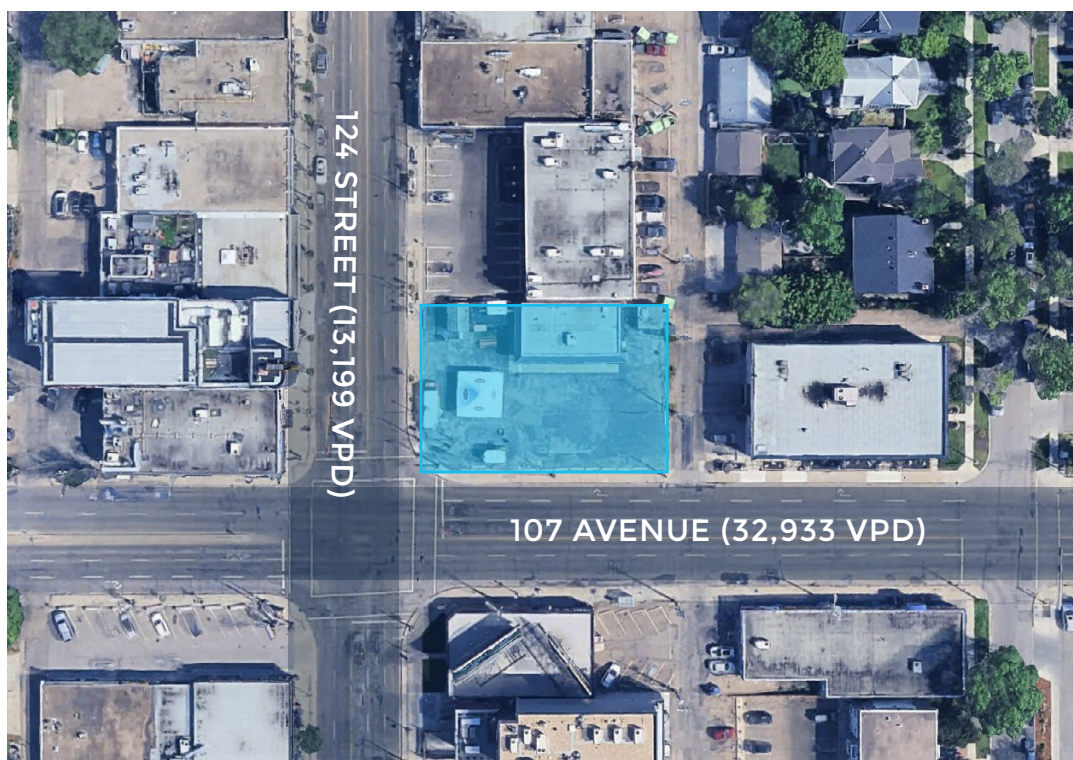
RIVER VALLEY

8 MINS

DOWNTOWN

11 MINS

WHYTE AVE



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