

FUTURE MULTI-FAMILY REDEVELOPMENT SITE
0.17 ACRES (7,503 SF±)

COURT ORDERED SALE
10731 - 102 STREET, EDMONTON, AB

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THE OPPORTUNITY

Court-ordered sale of a 7,503 SF± (0.17 Acre±) redevelopment site in Edmonton's evolving Central McDougall neighbourhood. Zoned RM h23 – Medium Scale Residential District, the Property supports a variety of residential development opportunities, including medium-density projects of approximately 4–8 storeys (subject to municipal approvals). Ideally located minutes from Downtown Edmonton, NAIT, Kingsway Mall, Royal Alexandra Hospital, MacEwan University, and major transportation corridors. The existing fire-damaged structure is considered to have no contributory value, offering a unique redevelopment opportunity for investors and developers alike.

INVESTMENT HIGHLIGHTS

-  **Redevelopment Opportunity & Zoning:** Medium Scale Residential Zoning (RM h23) permits a broad range of residential, mixed-use, and community-oriented re-development opportunities.
-  **Central Edmonton Location:** Situated in the transitioning Central McDougall neighbourhood with excellent access to Downtown Edmonton, Royal Alexandra Hospital, Kingsway Mall, and post-secondary institutions.
-  **Transit & Connectivity:** Convenient access to major transportation corridors including Kingsway Avenue, 107 Avenue, 101 Street, and nearby LRT connectivity.

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ADDITIONAL INFORMATION

ADDRESS	10731 - 102 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan B4; Block 1; Lot 279
SITE AREA	0.17 Acres± (7,503 sq.ft.±)
ZONING	RM h23 - Medium Scale Residential District
YEAR BUILT	1950
EXPOSURE	102 Street frontage with rear lane access
SALE PRICE	Market Value: \$455,000
PROPERTY TAXES	\$12,449.09 (2025)



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PROPERTY LOCATION

The Property is located within Edmonton's Central McDougall neighbourhood immediately north of Downtown Edmonton. The area has experienced significant reinvestment and revitalization activity due to its proximity to healthcare institutions, educational facilities, and Edmonton's downtown core.

Nearby amenities include:

- Royal Alexandra Hospital
- Kingsway Mall
- MacEwan University
- NAIT
- Victoria School of the Arts
- Rogers Place / ICE District
- Downtown Edmonton

The surrounding area benefits from strong transportation connectivity and convenient access to Edmonton's LRT network and regional roadway infrastructure.



99,988
DAYTIME POPULATION



2.6%
ANNUAL GROWTH
2023-2033



112,407
EMPLOYEES



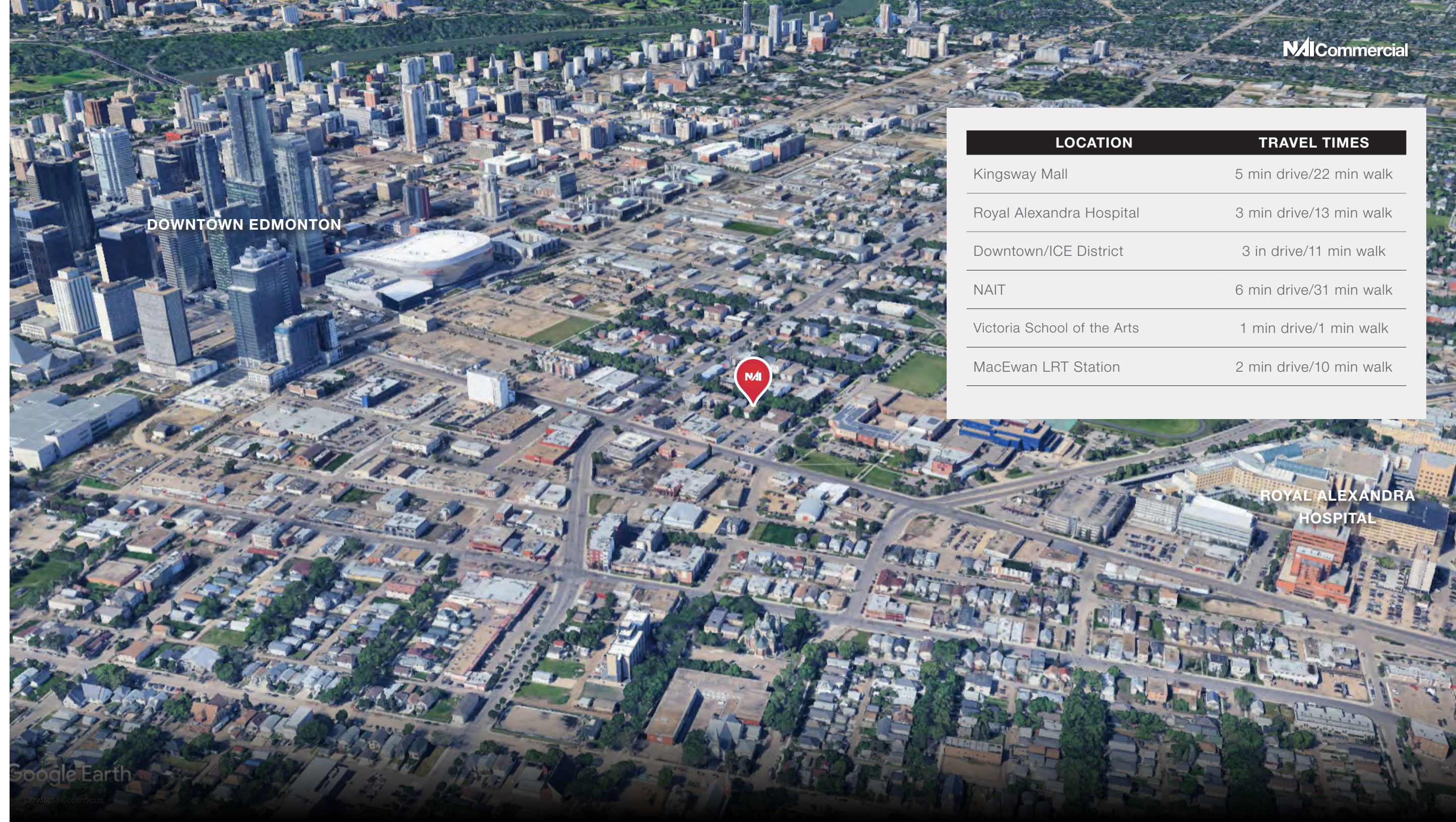
\$3.3B
CONSUMER
SPENDING



\$78,520
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT.
THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



NAI Commercial

LOCATION	TRAVEL TIMES
Kingsway Mall	5 min drive/22 min walk
Royal Alexandra Hospital	3 min drive/13 min walk
Downtown/ICE District	3 in drive/11 min walk
NAIT	6 min drive/31 min walk
Victoria School of the Arts	1 min drive/1 min walk
MacEwan LRT Station	2 min drive/10 min walk

Google Earth

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