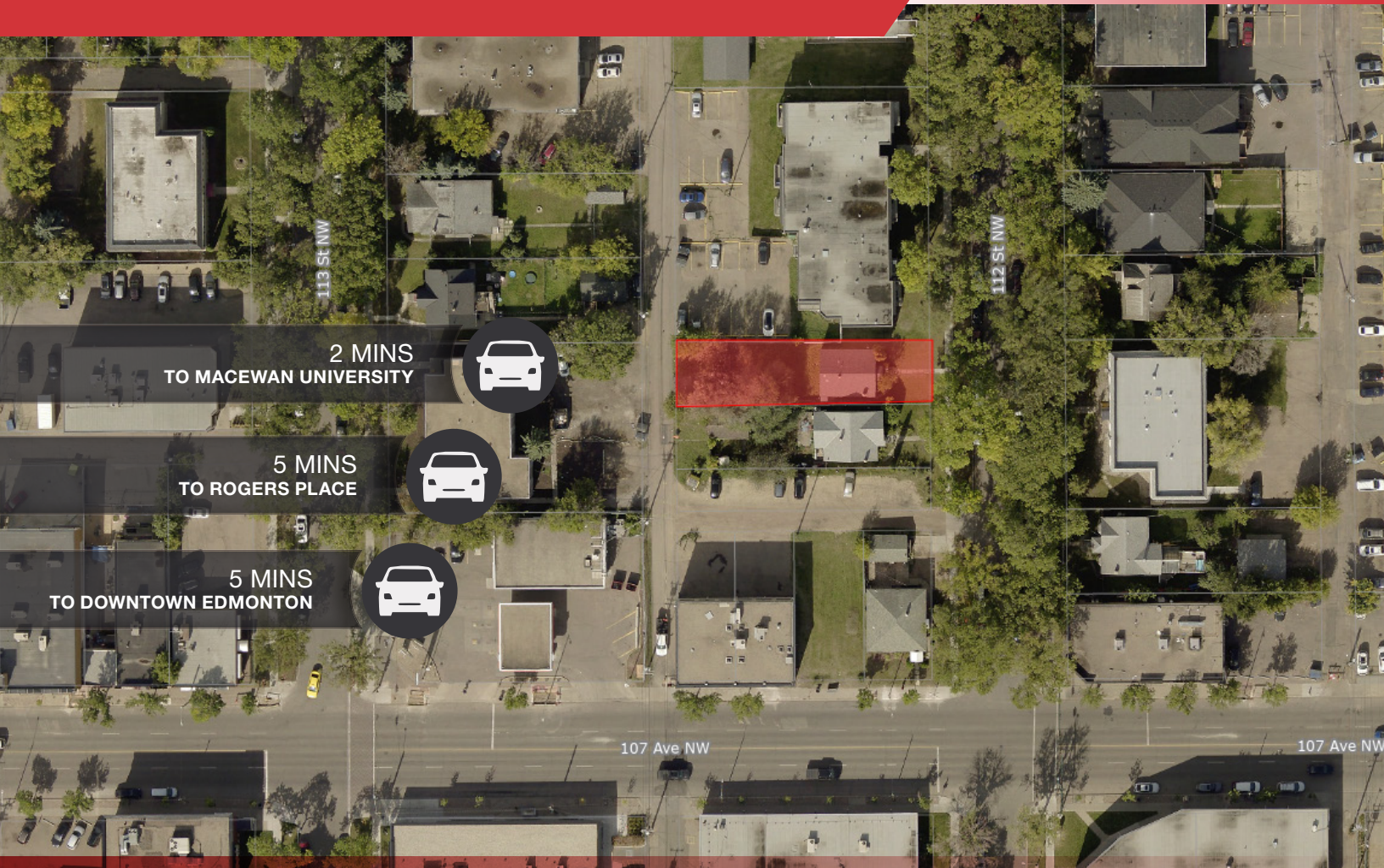


FOR SALE

NAI Commercial

0.128 ACRES± LAND



10720 - 112 STREET | EDMONTON, AB | DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

- **Development Opportunity** – 0.128-acre parcel
- **Multi-Unit Potential** – Suitable for residential multi-family development
- **Established Neighborhood** – Surrounded by existing residential developments
- **Convenient Location** – Close to downtown, transit, and key amenities

AREA AVAILABLE	0.128 acres ±
LEGAL DESCRIPTION	Plan B4 Blk 12 Lot 209
NEIGHBOURHOOD	Queen Mary Park
ZONING	Medium Scale Residential (RM h16)
PROPERTY TAXES	\$7,512.97 (2025)
SALE PRICE	\$350,000

JULIE LAM
 Senior Associate
 780 436 7412
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99,135
 DAYTIME POPULATION


2.6%
 ANNUAL GROWTH
 2023-2033


113,314
 EMPLOYEES


19,799
 107 AVENUE WEST
 OF 111 STREET


\$80,446
 AVERAGE HOUSEHOLD
 INCOME


\$3.3B
 CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM