



9850 Bellamy Hill NW, Edmonton

Downtown Development Site



PROPERTY DETAILS

Address:	9850 Bellamy Hill NW, Edmonton
Legal:	Plan: NB, Block: 2, Lots: 102 and 103
Neighbourhood:	Downtown
Zoning:	HDR (High Density Residential)
Site Size:	14,835 SF (+/-)
Price:	\$2,600,000.00 \$1,950,000.00
Property Tax:	\$20,578.63 (2024 estimate)

AERIAL VIRTUAL TOUR



PROPERTY HIGHLIGHTS

- **Prime Downtown Location:** Nestled in the heart of Edmonton, offering easy access to the city's core and amenities like dining, shopping and other services.
- **Surrounded by Residential Towers:** Located amidst a dense cluster of apartment buildings and condominiums.
- **Zoning:** Suitable for multi-unit, supportive housing and child-care services
- **Proximity to the River Valley:** Close to Edmonton's beautiful River Valley trails
- **Excellent Connectivity:** Quick access to major thoroughfares, including Jasper Avenue, 97 Ave, 98 Ave, Rosssdale Rd and River Valley Rd



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Neighbourhood features:



SHOPPING



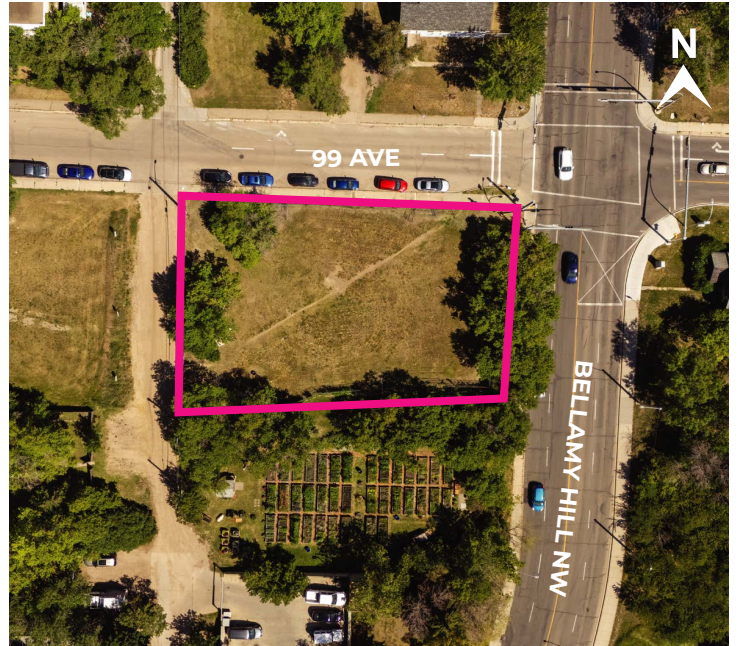
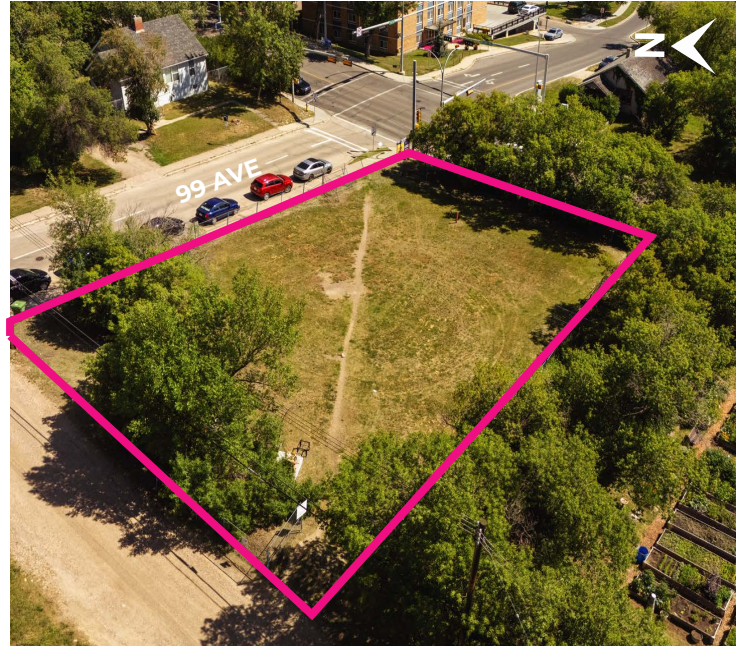
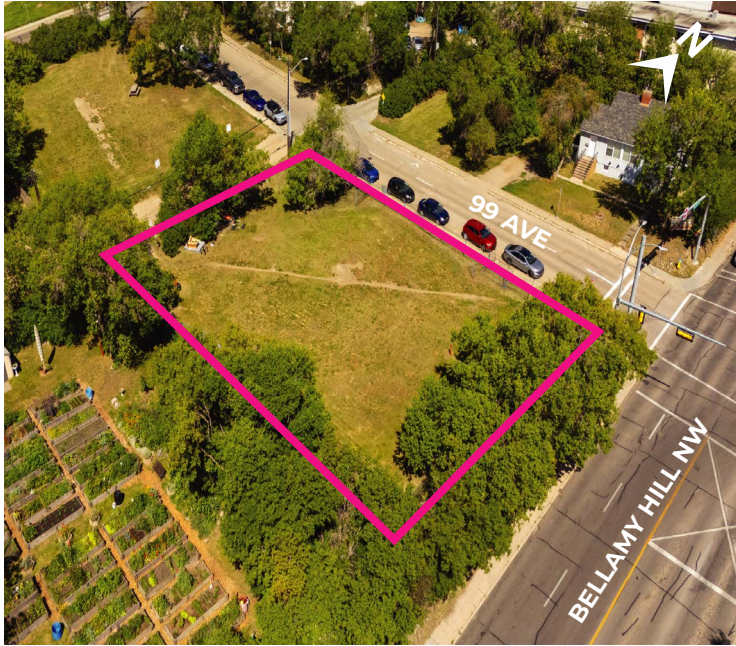
TRANSIT



BIKE PATHS



DINING



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DINING



VEHICLES PER DAY

Bellamy Hill NW: 13,100

99 Ave: 6,600



AREA POPULATION
(within 5kms)

- 212,086 Residents
- 302,477 Daytime Population



AREA INCOME

- Average household income of \$92,688



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