

FOR SALE

±3.73 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

**REZONED TO
MIXED-USE**



2550 - 127 Street SW, Edmonton, AB

PRIME DEVELOPMENT LAND

Property Highlights

- Adjacent to Edmonton's future State-of-the-Art Hospital/Health Campus Development
- Across from Heritage Flats, a 500 unit development by Leston
- Close proximity to major roadways such as Ellerslie Road and the Anthony Henday
- Located in the highly sought-after area of Heritage Valley
- Traffic Volume | Ellerslie Road (15,500 VPD) 127 Street (5,200 VPD)



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

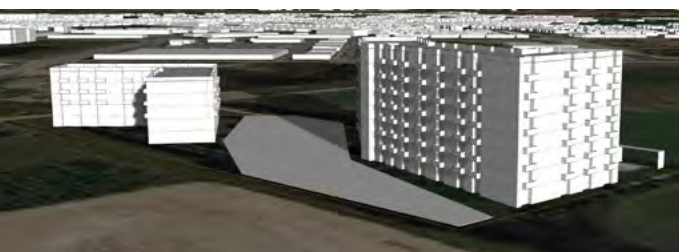


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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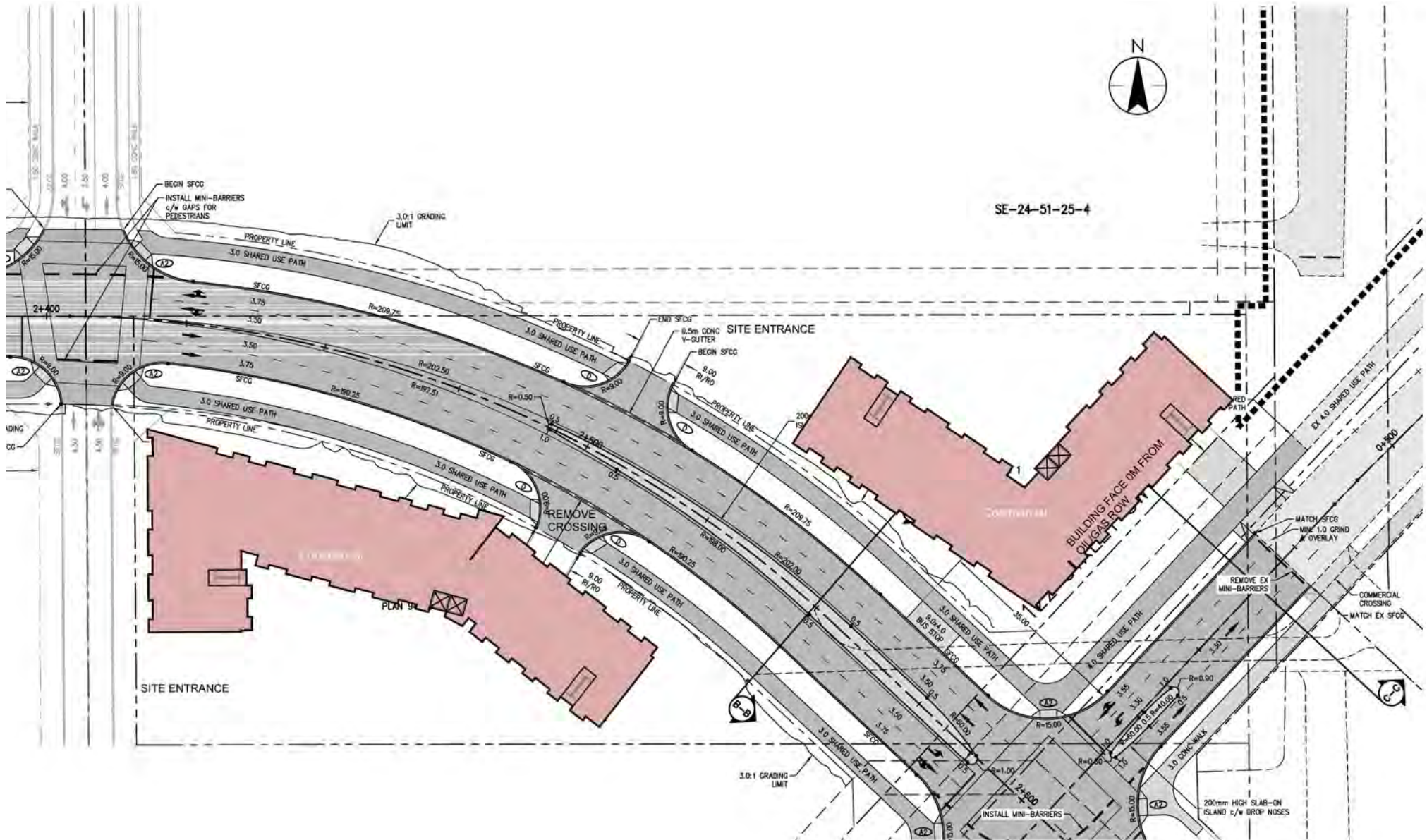
	SITE 1	SITE 2
Zoning:	Mu3r18h proposed (per asp)	Mu4r28h proposed (per asp)
Site Area:	4,215 SM 45,370 SF	4,736 SM 50,990 SF
Far:	2.0	3.1
Density:	63 Units	154 Units
2 Bedroom:	42 Units (67%)	112 Units (64%)
1 Bedroom:	21 Units (33%)	63 Units (36%)
Commercial:	27,000 SF (main and second floor)	18,000 SF (entire main floor)
Height:	5 Stories (per asp)	8 Stories (can be higher per asp)
Parking PVD:	103 Stalls	184 Stalls
Above Grade:	24 Stalls	30 Stalls
Below Grade:	79 Stalls (one level)	154 Stalls (two levels)



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ADDITIONAL INFORMATION

- Rezoned to Mixed-Use
- Transportation Concept to ensure accessibility for all modes of transportation to the area
- NASP - City Proposed road alignment of 28 Ave SW & 122 St
- Construction for Heritage Valley Park and Ride is approved and expected to start 2023
- Heritage Valley Town Centre New Catholic Senior High School is complete

WANT TO SEE MORE?

CLICK HERE FOR THE DRONE VIDEO!



www.youtube.com/watch?v=NYAGNwdNy0s



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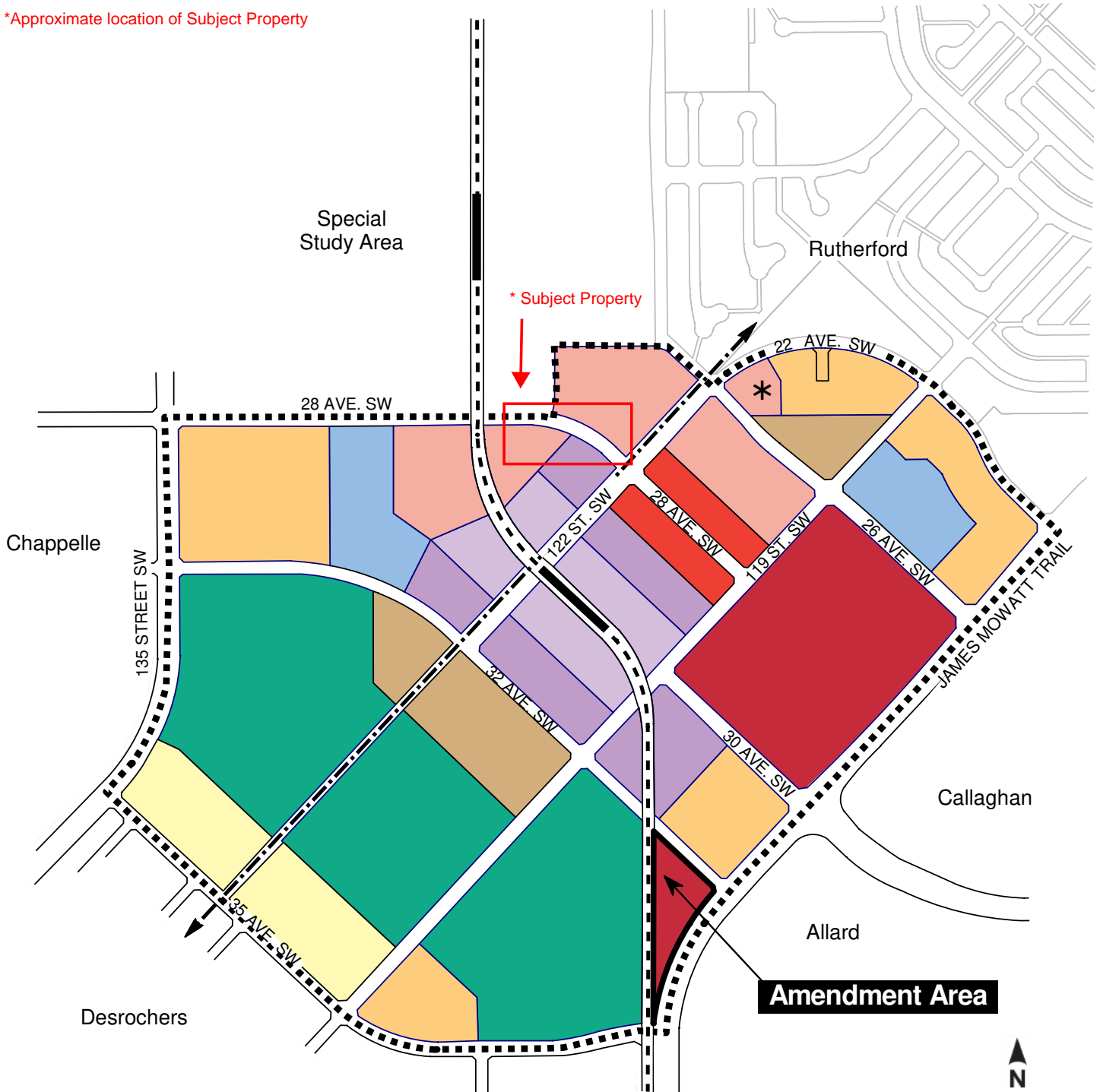


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
















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*Approximate location of Subject Property



**AMENDMENT TO
HERITAGE VALLEY TOWN CENTRE
Neighbourhood Area Structure Plan
(as amended)**

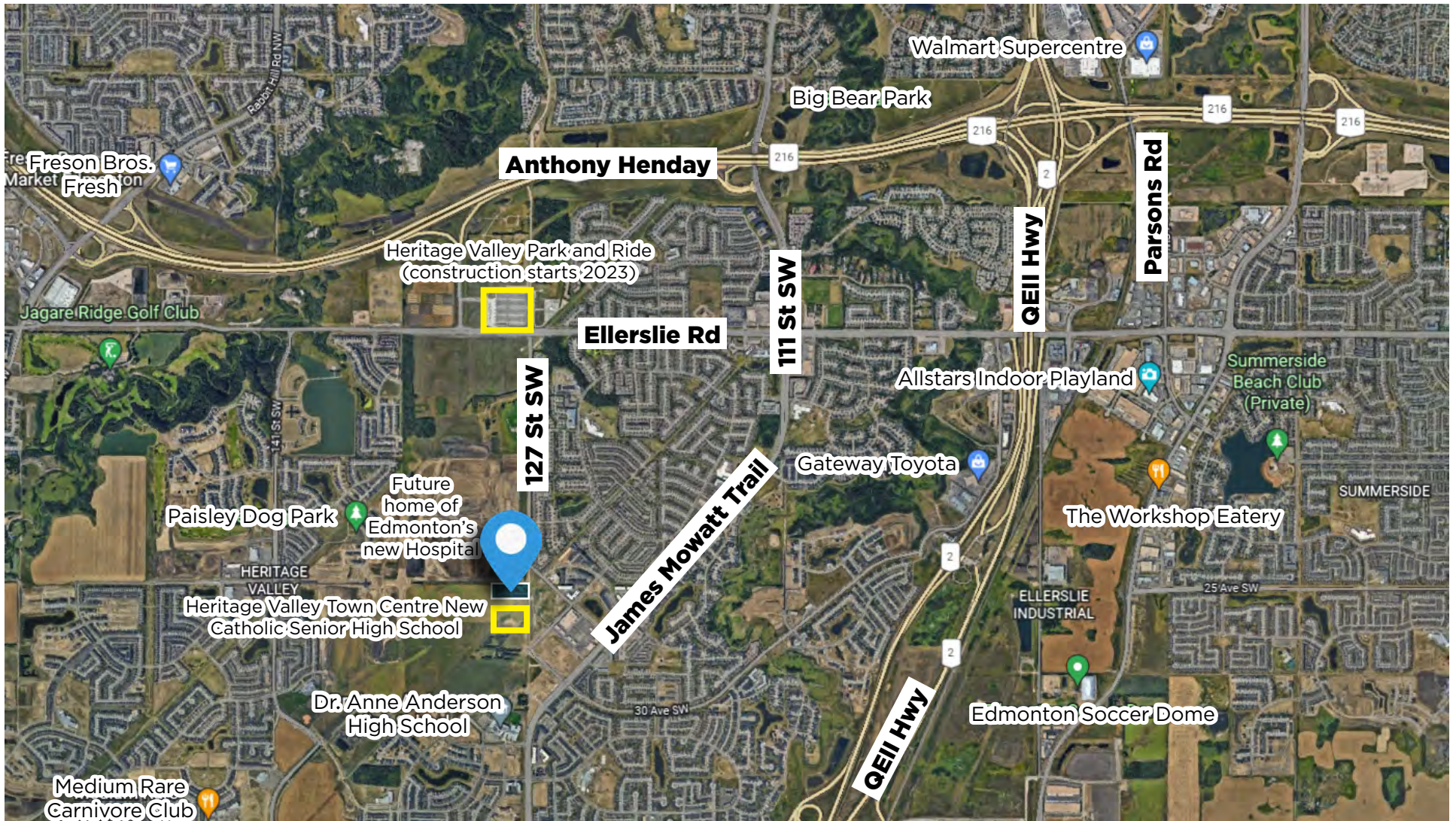
	Town Centre Commercial		Low Density Residential		Light Rail Transit Corridor
	Main Street Retail		Medium Density Residential		Light Rail Transit Station
	Mixed Uses		High Density Residential		Oil/Gas Pipeline Right-of-Way
	Mixed Uses LRT 1		Stormwater Management Facility		Fire Station
	Mixed Uses LRT 2		District Activity Park		NASP Boundary
					Amendment Area

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

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Map View



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Property Information

Municipal Address: 2550 - 127 Street SW, Edmonton, AB

Legal Address: Plan 9423159; Lot 1

Size: 3.73 Acres (+/-)

Zoning: PU (Public Utility) | MU (Mixed-Use)

Possession: Immediate/ negotiable

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Purchase Price: \$4,100,000.00 (1,099,195.71/AC)

Property Taxes: TBC

Contact

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