

# FOR SALE

## 150 ± ACRES DEVELOPMENT LAND IN SOUTHEAST EDMONTON WITH MULTIPLE INCOME STREAMS

5410 Meridian Street SW, Edmonton, AB



### Development Land with Multiple Income Streams in Place

Royal Park Realty is pleased to offer 150 ± acres of development land for sale in southeast Edmonton. Located directly south of the approved Decoteau Area Structure Plan (ASP), this parcel presents a prime investment opportunity, positioning it to benefit from Edmonton's continued growth and expanding population.

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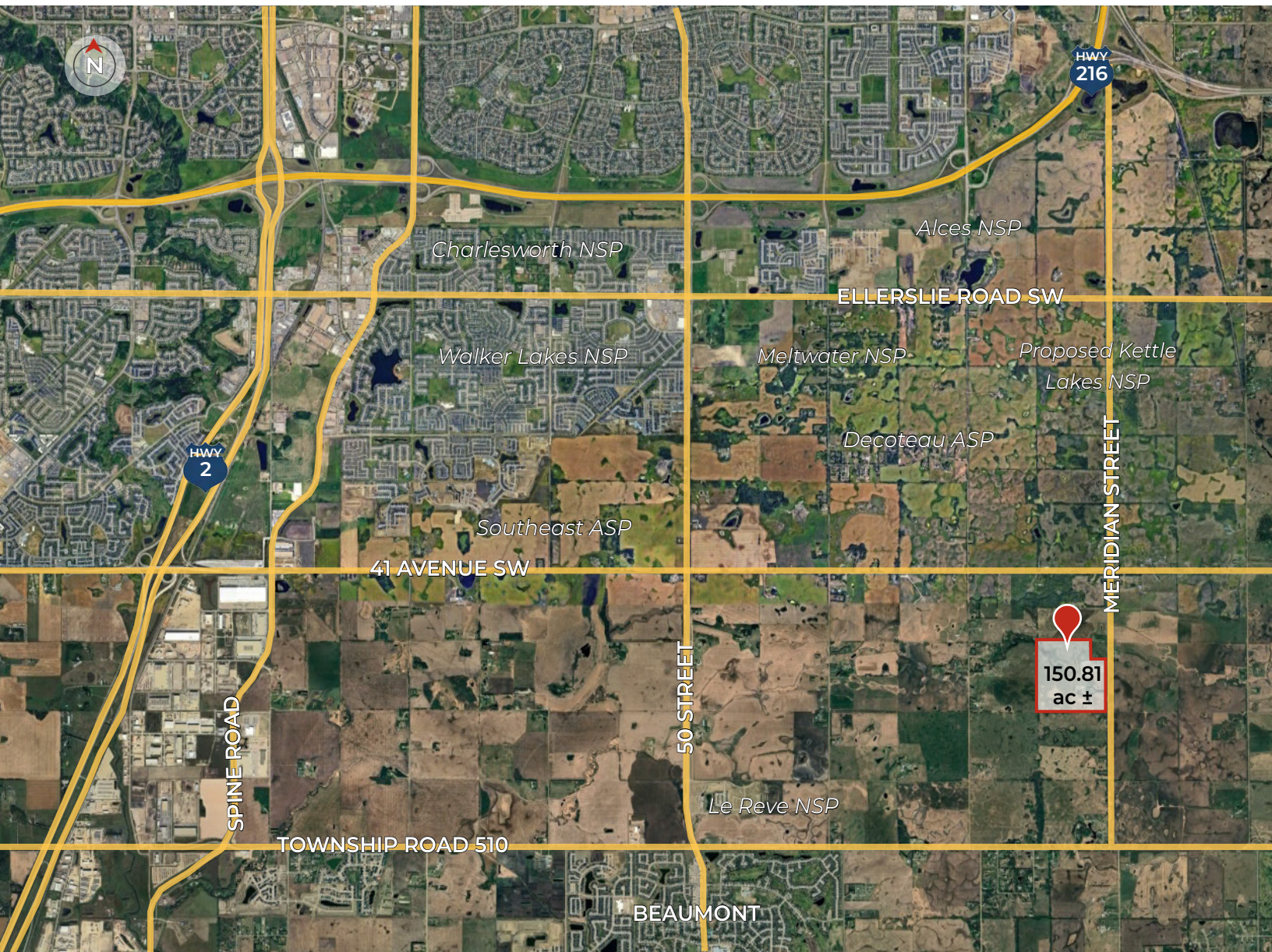


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# For Sale | 5410 Meridian Street SW, Edmonton, AB



## Property Details & Financials

|                   |   |
|-------------------|---|
| MUNICIPAL ADDRESS | 5410 Meridian Street SW, Edmonton, AB               |
| LEGAL DESCRIPTION | 4; 23; 51; 8; SE                                    |
| NEIGHBOURHOOD     | Edmonton South East                                 |
| ZONING            | AES ( <a href="#">Agricultural Edmonton South</a> ) |
| HOUSE AREA        | 5,200 sq ft ±                                       |
| ATTACHED GARAGE   | 1,260 sq ft ±                                       |

|                |   |
|----------------|---|
| QUONSET A      | 5,000 sq ft ± (Leased Body Shop)        |
| QUONSET B      | 1,800 sq ft ± (Owner/Occupied)          |
| LAND AREA      | 150.81 acres ±                          |
| NET INCOME     | Rent roll available upon signing an NDA |
| SALE PRICE     | <b>\$8,500,000</b>                      |
| PROPERTY TAXES | \$10,085.64/annum (2025)                |

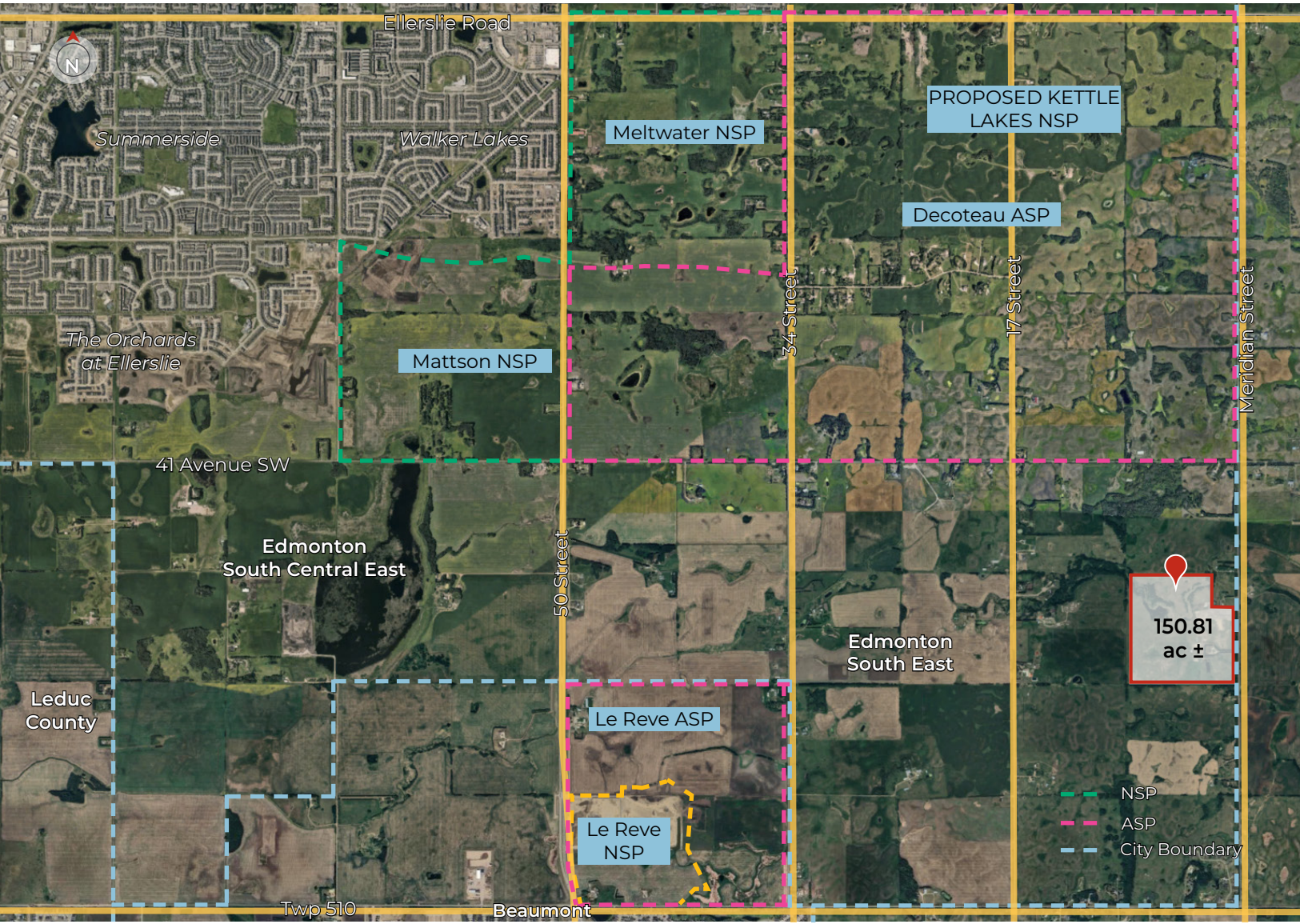


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## Area Demographics:

- Total Population: 49,103
- Total Households: 15,325
- Avg Household Size: 3.3
- Avg Household Income: \$112,209
- Median Age: 33.8

\*Above statistics are for a 5 km radius from Property. Source: Costar

## Drive Times:

- Beaumont: 10 Minutes
- Meadows Recreation Centre: 10 Minutes
- Ellerslie: 10 Minutes
- Edmonton International Airport: 15 Minutes
- South Edmonton Common: 20 Minutes



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**VIRTUAL  
TOUR**

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|                        |  |
|------------------------|--|
| <b>YEAR BUILT</b>      | 1987 (subsequent upgrades)   |
| <b>CONSTRUCTION</b>    | 2-storey wood-frame on poured concrete foundation with a brick exterior and cedar shake shingles   |
| <b>RESIDENCE SIZE</b>  |  |
| Main Level             | 4,916 sq ft ±<br>(incl 1,140 sq ft ± indoor pool area)   |
| Upper level            | 1,425 sq ft ±  |
| Gross livable area     | 5,200 sq ft ±<br>(upper & lower, excl pool area)   |
| <b>BEDROOMS</b>        | Three bedrooms on the main floor (two with walk-in closets and one with a full closet). The second floor features a master suite with a walk-in closet, a large bathroom, and an adjacent den/nursery with a sink  |
| <b>GARAGE</b>          | 1,260 sq ft ± four-car garage with 8' overhead doors   |
| <b>GROUNDS</b>         | Fully fenced and gated estate with professionally landscaped, paved driveway lined with mature trees, creating a grand and private approach<br>Irrigation system supplied by a 1-acre pond with pump system (supports gardens and animals)<br>Water well and septic holding tank |
| <b>HEATING/COOLING</b> | Zoned climate control with heat exchange system and boiler heating<br>Wood-burning and gas fireplaces  |
| <b>AMENITIES</b>       | Pool, hot tub, and expansive outdoor patio area<br>Intercom system throughout the home and property  |



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**Estate Residence Details | 5410 Meridian Street SW, Edmonton, AB**



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**Estate Residence Details | 5410 Meridian Street SW, Edmonton, AB**



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## Immediate Income with Long-Term Upside

Unlike raw development land, this parcel offers multiple established income streams already in place, including a successful RV storage operation, Quonset and yard leases, and an estate residence. This provides investors with the ability to place capital into a tangible asset that generates revenue today while holding for future appreciation and redevelopment opportunities.

### RV Storage Facility

- *Secure, app-controlled gate access (VizPin integrated with LiftMaster system)*
- *Security cameras mounted on poles throughout*
- *Fully fenced and gated with underground gate sensors*
- *Approximately 300-stall capacity (currently 2/3 occupied, offering upside revenue potential)*
- *Powered and non-powered stalls (energized stalls located on the north side)*
- *Power runs underground; electrical breaker panels in place*
- *Power source across the street also supplying internet*
- *Yard lighting and photo-eye lighting systems*
- *Professionally marked angled stalls*
- *Additional income from truck and trailer groups, sea cans, and supplementary tenants*

### Garden Plots

- *40 rented garden plots with expansion potential*

### Additional Land Improvements

- *Pasture area currently used for cattle grazing (seasonal)*
- *Existing corrals and gates previously used for Buffalo, complete with water dispensers*
- *Steel fencing throughout the property*
- *Chicken coop*



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## Flexible Use Potential

The property presents several compelling use options:

- An ideal strategic hold for investors seeking income-producing land in a high-growth corridor
- A strong opportunity for an owner-operator looking to reside onsite while running the RV storage and complementary business uses
- Potential to reposition or enhance the estate residence, including discussions with the City of Edmonton regarding the opportunity to adapt the home for an events venue use, which has been met with support

This blend of current cash flow, lifestyle flexibility, and long-term redevelopment potential makes the property uniquely positioned within southeast Edmonton's evolving landscape.

### Quonset 1

- 11' clear ceiling height
- Paint booth
- Drainage system with sumps and catch basin (auto pump-out)
- Washroom
- Forced air heating with Lennox furnace and unit heater
- 8' x 10' manual overhead door
- Compressor with airline system throughout
- Power (TBC)



### Quonset 2

- Drive-through bay
- 12' x 14' automatic overhead door
- 20' x 14' manual overhead door
- Well insulated throughout
- Forced air heating
- LED lighting (approx. 3000 lumen)
- Hoist
- Sandblasting capability
- Airlines and welding plugs
- Power (TBC)



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## Strategic Development Opportunity



Located just south of 41 Avenue within Edmonton's Southeast Development Area, this property is strategically positioned in one of the city's key long-term growth corridors. While situated immediately south of the approved Decoteau ASP, the parcel itself lies within the broader southeast development framework, placing it in the path of continued residential expansion as municipal servicing and infrastructure extend southward. Its location makes it a compelling opportunity to secure land ahead of advancing growth.

### Contact Our Team:



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