



Potential for Retail/ Commercial Development Land

26 ACRES± ON THE CORNER OF 41 AVE & 127 ST

4325 - 127 STREET SW, EDMONTON, AB

FOR SALE



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



780 436 7410



NAIEDMONTON.COM

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

ED STENGER

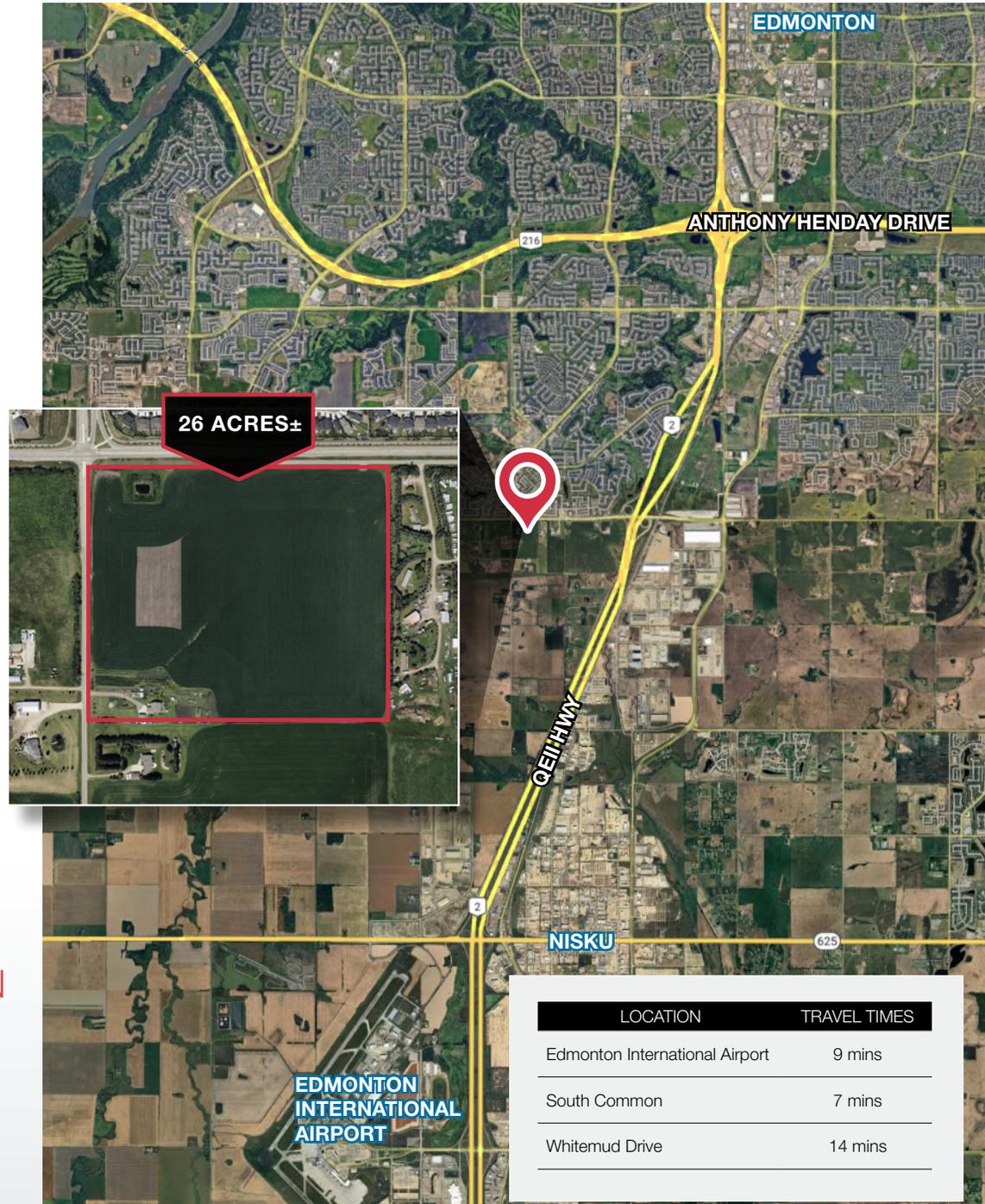
Senior Associate
587 635 2483
estenger@naiedmonton.com

NAICommercial

Property Features

-  Located within City of Edmonton limits – a rare combination of space and urban convenience
-  Expansive 26± Acres of versatile land, ideal for redevelopment or continued agricultural use
-  1,675 sq.ft.± Bungalow with a fully finished basement – perfect as a residence
-  Multiple Outbuildings including garages and sheds for equipment, storage, or workshop space
-  Fully Operational U-Pick Farm – turnkey, income-generating, and well-established
-  Significant Redevelopment Potential for residential, agri-tourism, or commercial/retail projects

An exceptional investment opportunity with business income in place and long-term growth potential – all within Edmonton city limits.

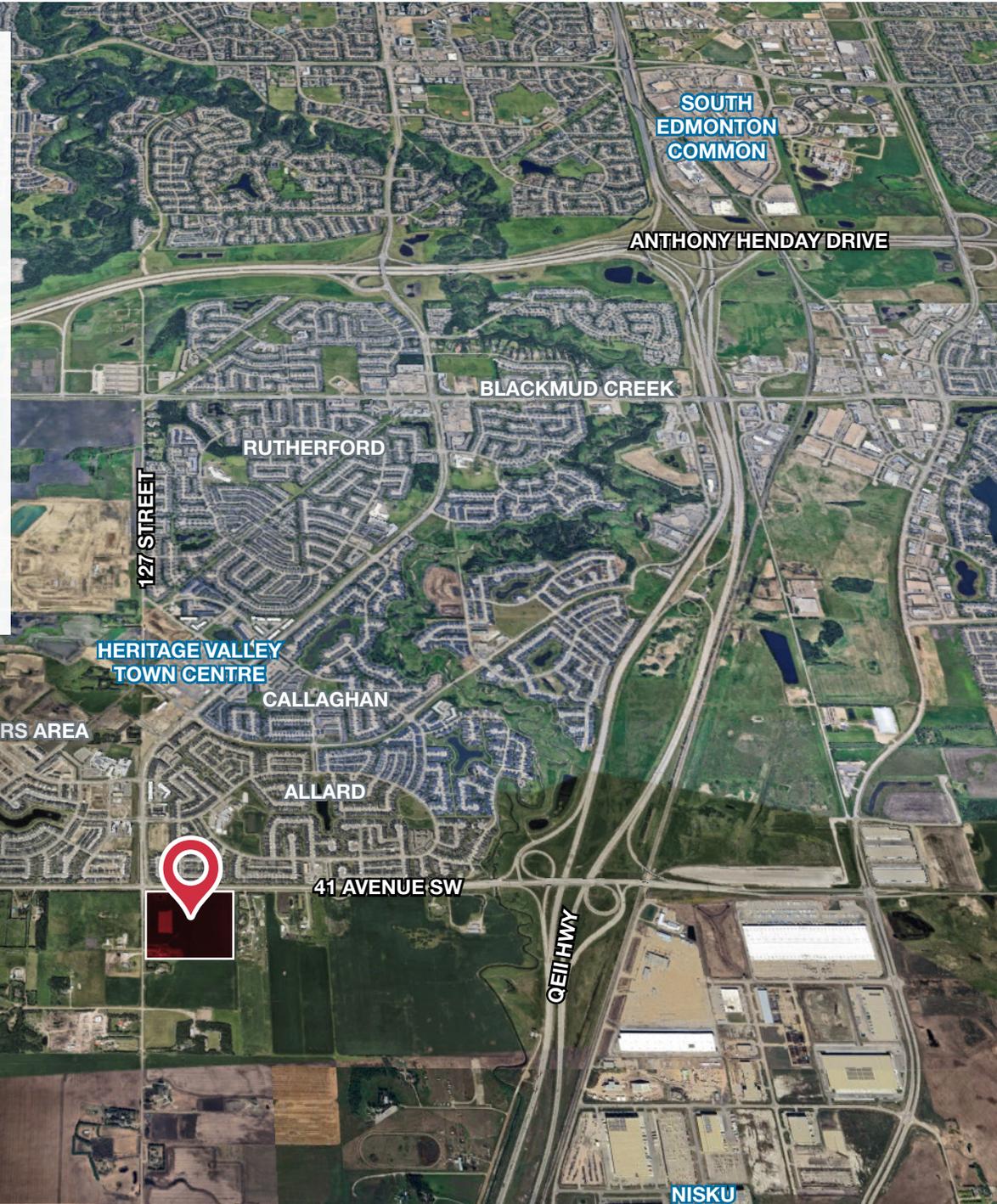


PRIME 26-ACRE DEVELOPMENT OPPORTUNITY IN THE CITY OF EDMONTON

SALE PRICE: \$12,955,000

Additional Information

LEGAL DESCRIPTION	Plan 4687RS Lot B
ZONING	Agricultural Edmonton South (AES)
SITE SIZE	26 acres±
PROPERTY TAXES	\$5,212.55 (2025)
SALE PRICE	\$12,955,000
NOTES	Based on price and terms, the Vendor would consider a multi year vendor takeback or payout



66,145
DAYTIME
POPULATION



4.5%
ANNUAL GROWTH
2023-2033



17,085
41 AVE SW W OF 127 ST SW

11,012
127 ST SW N OF 41 AVE SW



6,274
EMPLOYEES



\$2.2B
CONSUMER
SPENDING



\$139,629
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 5 KIM RADIUS



PRIME COMMERCIAL OPPORTUNITY IN EDMONTON'S FASTEST-GROWING CORRIDOR

Located at 4325 127 Street SW, this strategically positioned parcel lies within one of South Edmonton's fastest-growing residential corridors. Surging population growth, strong demographics, and excellent access to major routes create outstanding potential for retail, commercial, or mixed-use development.

Offering high visibility, easy access to major routes, and proximity to new neighbourhoods, this site is perfect for retail, service, or mixed-use projects. Be part of Edmonton's southward expansion and position your business in the heart of a thriving growth area.





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