

# FOR SALE

## DEVELOPMENT LAND

NAI Commercial



**PRICE  
REDUCED!  
NOW: \$138,800**

**9220 - 114 AVENUE | EDMONTON, AB | LAND**

### PROPERTY HIGHLIGHTS

- Unique opportunity, land has been cleared, prepped and ready for redevelopment
- Located near major landmarks, including Commonwealth Stadium, Kingsway Mall, Royal Alexandra Hospital, and the Northern Alberta Institute of Technology (NAIT)
- Excellent opportunity for single family or a variety of multi-family options

#### DAVID SABO

Senior Associate  
587 635 2482  
dsabo@naiedmonton.com

#### ED STENGER

Senior Associate  
587 635 2483  
stenger@naiedmonton.com



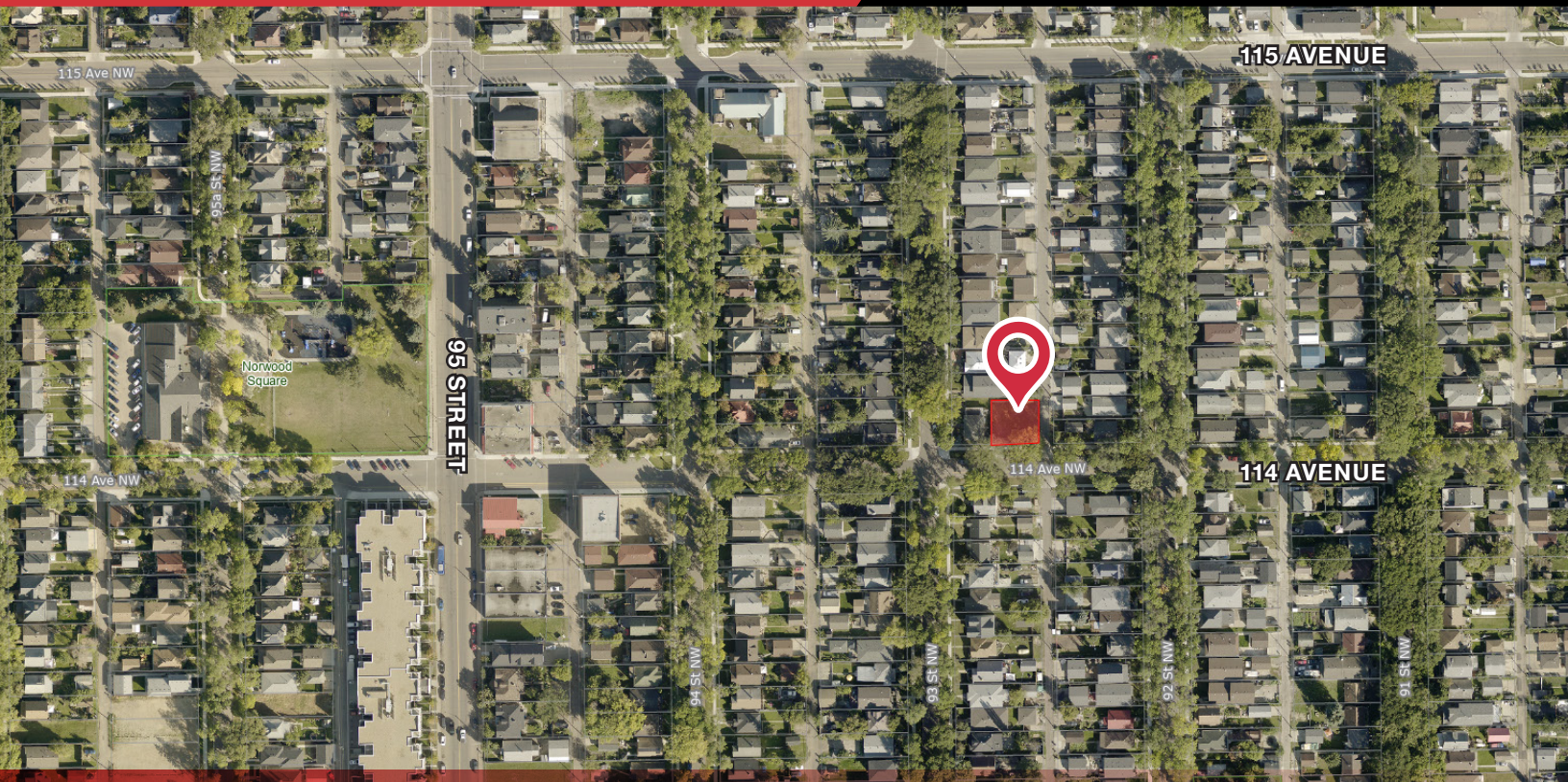
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE AVAILABLE	367,829 m <sup>2</sup> (3,959.27 sq.ft.±)
LEGAL DESCRIPTION	Plan RN43A Blk 44 Lot 1,2
ZONING	Small Scale Residential (RS)
PROPERTY TAXES	\$1,695.32 (2025)
SALE PRICE	\$145,000 <b>\$138,800</b>



**220,374**  
DAYTIME POPULATION



**2.6%**  
ANNUAL GROWTH  
2023-2033



**138,768**  
EMPLOYEES



**\$6.7B**  
CONSUMER SPENDING



**5,995**  
115 AVENUE  
WEST OF 93 ST



**\$84,601**  
AVERAGE HOUSEHOLD  
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

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