

FOR SALE

NAI Commercial

MULTI-FAMILY DEVELOPMENT LAND



**PRICE
REDUCED!
NOW: \$790,000**

11440 - 104 STREET | EDMONTON, AB | DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

- Land parcel opportunity located in O-day'min Ward.
- In close proximity to NAIT, Spruce Avenue School and Kingsway Mall.
- Current RS zoning with potential of RM zoning for highest and best use.
- Site gives depth advantage of west boundary being 51.5m giving opportunity for a high density tandem 12-plex design that similar lots can not accommodate.
- Aggressive assessment increase of 13.7% reflects appreciation in the NAIT/Blatchford and Glenrose Hospital areas.

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ADDITIONAL INFORMATION

SIZE AVAILABLE	12,983 sf (0.298 Acres)
LEGAL DESCRIPTION	Plan 6134HW, Blk 4C, Lot 22
ZONING	Currently RS (Small Scale Residential)
NEIGHBOURHOOD	Spruce Avenue
PROPERTY TAXES	\$5,257.10 (2025)
SALE PRICE	\$908,810 (\$70.00 psf) \$790,000



92,202 DAYTIME POPULATION



85 WALK SCORE
72 TRANSIT SCORE



45,804 HOUSEHOLDS



2.6% ANNUAL GROWTH 2023-2033

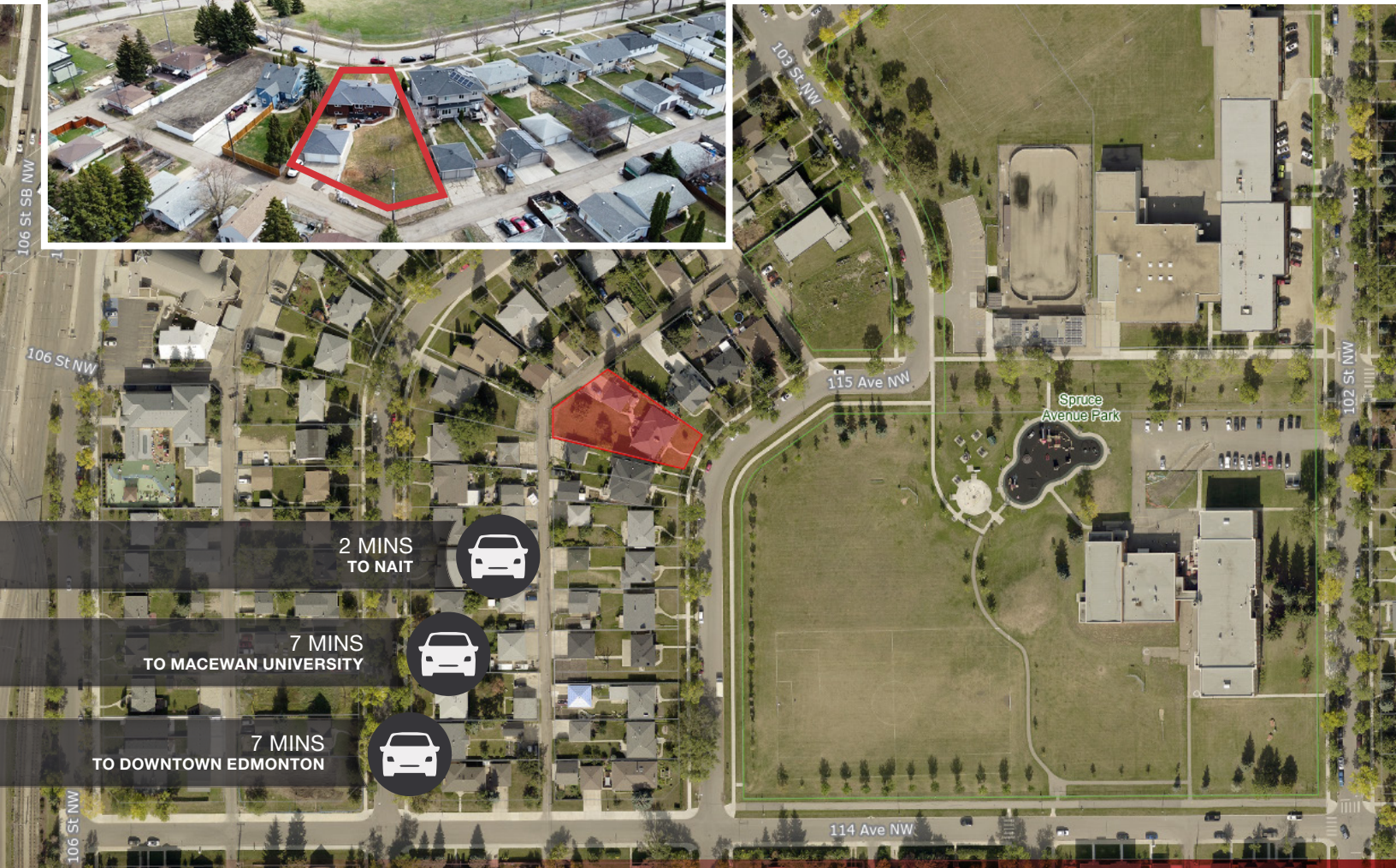


\$2.6B CONSUMER SPENDING



\$69,585 AVERAGE HOUSEHOLD INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



2 MINS TO NAIT



7 MINS TO MACEWAN UNIVERSITY



7 MINS TO DOWNTOWN EDMONTON



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