



FOR SALE

# DEVELOPMENT OPPORTUNITY

10504 - 128 Street, NW  
Edmonton, AB

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# PROPERTY HIGHLIGHTS

- Strategically located on the North West Corner of 128th Street and Stony Plain Road
- Conveniently located within a well developed area where the average household income within a 500m radius is over \$132,000
- Notable area Multifamily developments include Glenora Point, Glenora Park, High Street, The MacLaren, West Block and many others
- Current zoning is RA8 - Medium Rise Apartment Zone
- Strategically located along the Valley LRT Line

Valley Line West LRT



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10504 - 128th Street NW,  
Edmonton, AB

## LEGAL DESCRIPTION

Lot 1-3, Block 56, Plan 3875P

## ZONING

RA8 - Medium  
Rise Apartment Zone

## NEIGHBOURHOOD

Westmount

## LOT AREA

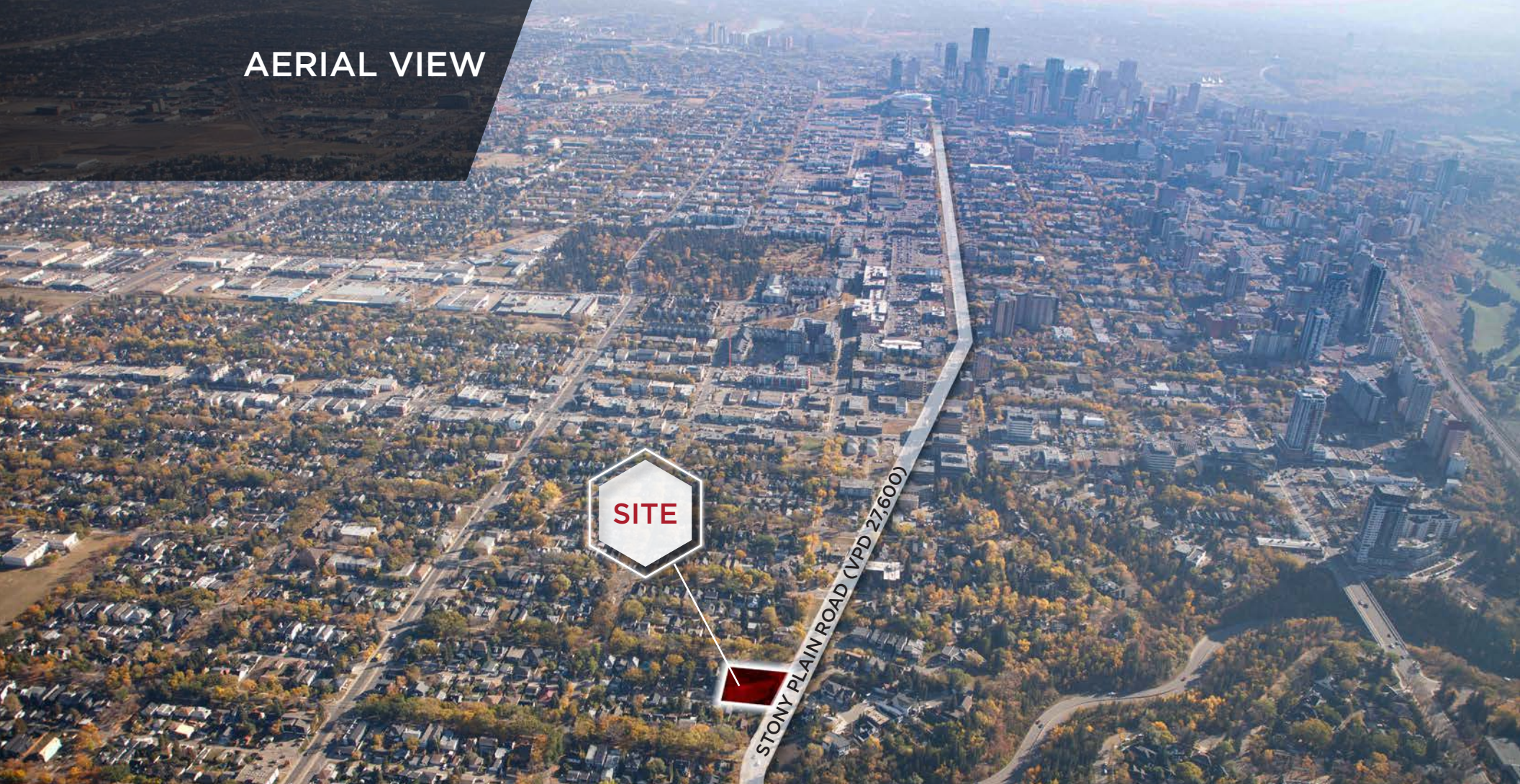
± 19,584 SF / 0.45 Acres

## SALE PRICE


\$1,925,000.00





# AERIAL VIEW



## DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	10,894	84,205	204,116

	AVERAGE INCOME		
	1km	3km	5km
	\$106,095	\$95,020	\$90,028

	HOUSEHOLDS		
	1km	3km	5km
	5,591	42,437	97,844

	VEHICLES PER DAY
	27,600 on Stony Plain Road



**CUSHMAN &  
WAKEFIELD**

Edmonton

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