

FOR SALE

REDEVELOPMENT OPPORTUNITY



PRICE
REDUCED!

10034/38 - 84 AVENUE | EDMONTON, ALBERTA

This exceptional redevelopment site is located in a highly sought-after south-side neighborhood, offering a rare investment opportunity in the heart of Old Strathcona. Spanning 13,053 square feet, the property consists of three residential lots, ideally positioned just two blocks off Whyte Avenue, between 99 Street and Gateway Boulevard.

The site features two existing houses and a garden suite, generating solid holding income while providing flexibility for future redevelopment plans. Its proximity to Whyte Avenue places it within walking distance of a vibrant mix of retail shops, restaurants, entertainment venues, and essential amenities, making it an attractive location for both residential and mixed-use development.

With its prime location, substantial lot size, and income-generating potential, this property presents an excellent opportunity for investors, developers, or those looking to create a unique project in one of Edmonton's most dynamic and desirable communities.

Steven Pearson, Vice President
Industrial Sales & Leasing
P: 780 993 7501 E: steven@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

RE/MAX
COMMERCIAL
CAPITAL

hcrgroup.ca

FOR SALE | 3 LOTS READY FOR REDEVELOPMENT

PROPERTY DETAILS

MUNICIPAL ADDRESS

10034/38 - 84 Avenue NW | Edmonton, Alberta

LEGAL DESCRIPTION

Plan I1, Block 88, Lot 6

ZONING

RS - Small Scale Residential ⓘ

NEIGHBOURHOOD

Old Strathcona

LAND SIZE

± 13,053 SF

YEAR BUILT

1909

INTERSECTION

101 Street NW and 84 Avenue NW

GARAGE

Yes



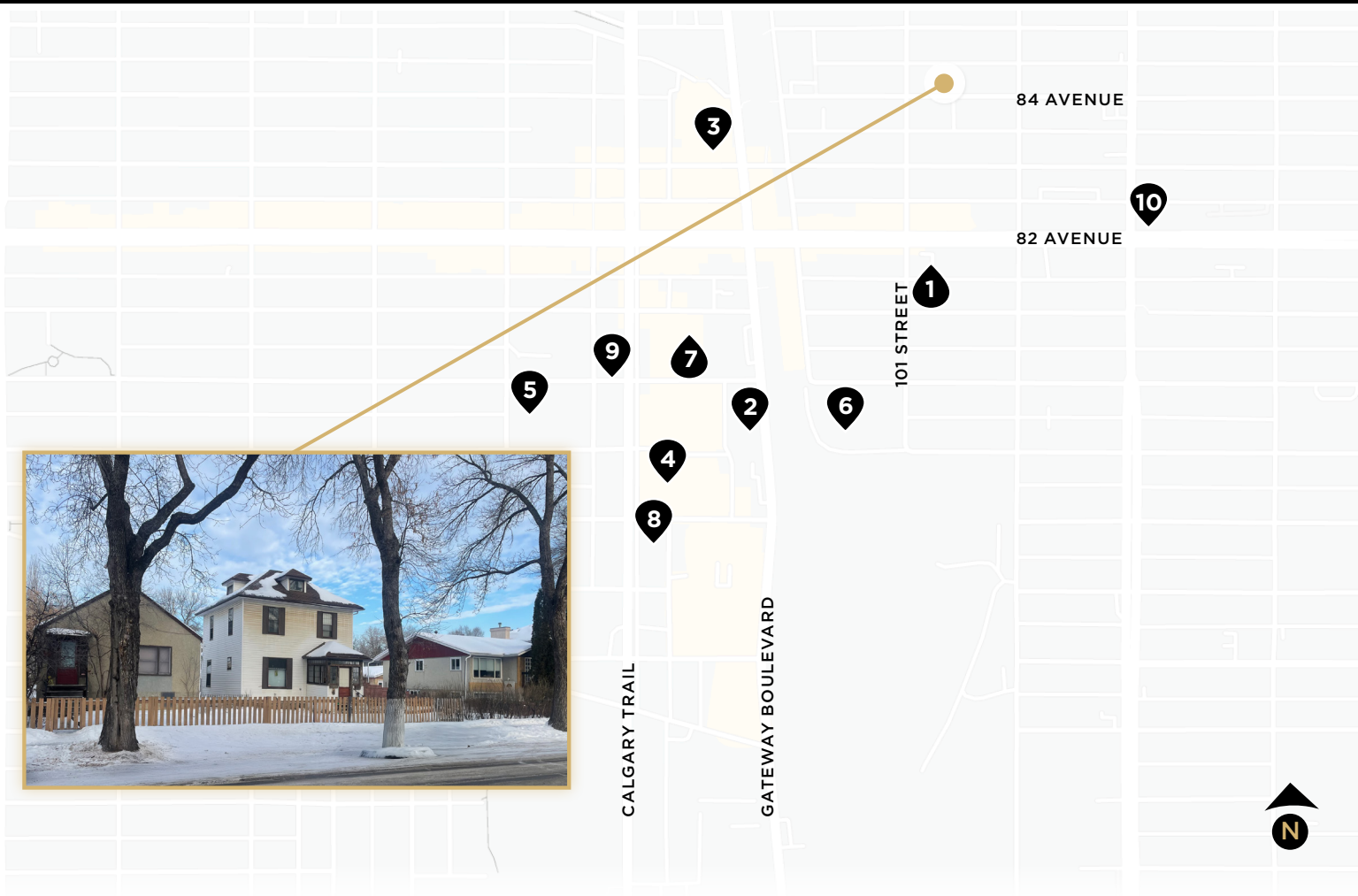
\$

LIST PRICE

\$1,625,000



FOR SALE | 3 LOTS READY FOR REDEVELOPMENT



DRIVE TIMES

Sherwood Park Freeway	3 Minutes
Whitemud Drive	10 Minutes
Downtown Edmonton	15 Minutes
Yellowhead Trail	20 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|--------------------|------------------------|
| 1. A&W | 6. Scona Garden |
| 2. McDonalds | 7. Shoppers Drugmart |
| 3. Farmers' Market | 8. Strathcona Registry |
| 4. Save on Foods | 9. ATB Financial |
| 5. No Frills | 10. Esso |

DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2025) **188,317**



5-YEAR GROWTH
FORECAST
(5 KM | 2025) **2.69%v**



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2025) **\$94,519**



TRAFFIC COUNTS
WHYTE AVE & 101 STREET
(2018) **3,600**

Steven Pearson, Vice President
Industrial Sales & Leasing
P: 780 993 7501 E: steven@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.