

FOR SALE
COLISEUM LANDS

11736 78 Street NW, Edmonton, AB
3.01 ACRES OF DC2 ZONED DEVELOPMENT LAND

 **CUSHMAN & WAKEFIELD**
Edmonton



**THE PROPERTY IS BEING OFFERED TO MARKET
AT AN ASKING PRICE OF \$3,250,000.00**

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THE OPPORTUNITY

- Direct access on the North side of 118 Avenue NW to ETS Coliseum Transit Centre with LRT and bus services
- Well positioned for affordable housing development with increasing demand
- Less than 350 meters to an abundance of essential service amenities including grocery, drug and medical services
- Proximity to Edmonton Expo Centre, Borden Park, Concordia University, NAIT and Downtown Edmonton
- Located within the City of Edmonton's Exhibition Lands Planning Framework outlining future transit-oriented development and redevelopment
- Land is currently zoned for large scale mixed-use residential development. Positioned well for multifamily, commercial and/or mixed-use development

Cushman & Wakefield Edmonton is pleased to represent an institutional Vendor in the sale of a 100% freehold interest of 3.01 Acres of development land in central Edmonton (the "Property")



PROPERTY OVERVIEW

- The Property is situated within the City's Exhibition Lands Planning Framework which serves as the future Area Redevelopment Plan (ARP) for the Exhibition Lands. The Plan Area for the Exhibition Lands are positioned in the northeast quadrant of the city, adjacent to the existing neighbourhoods of Eastwood and Parkdale (to the west), Cromdale and Virginia Park (to the south), and Montrose and Bellevue (to the east).
- In addition to the Property, the Exhibition Lands encompass the ETS Coliseum Transit and LRT Station, Coliseum Arena, Edmonton Expo Centre, Northlands Racetrack and Casino, and Borden Park.
- The Property is premediated for ground-oriented residential and vertical mixed-use development. Ground-oriented residential areas will provide a diverse mix of residential uses. The vertical mixed-use areas will focus on medium density mixed-use development such as retail, restaurants, or services within compact areas adjacent to the newly proposed LRT stations. (North and South Transit Villages) which will replace the current ETS Coliseum LRT Station.



PROPERTY DETAILS

MUNICIPAL ADDRESS
11736 - 78 Street NW

LEGAL ADDRESS
Plan 8321708; Block 20A

SITE AREA
3.01 Acres (131,115.6 SF)

TAXES
\$87,269.63 (2023)

NEIGHBOURHOOD
Parkdale

ZONING
DC2 - Site Specific
Development Control Provision

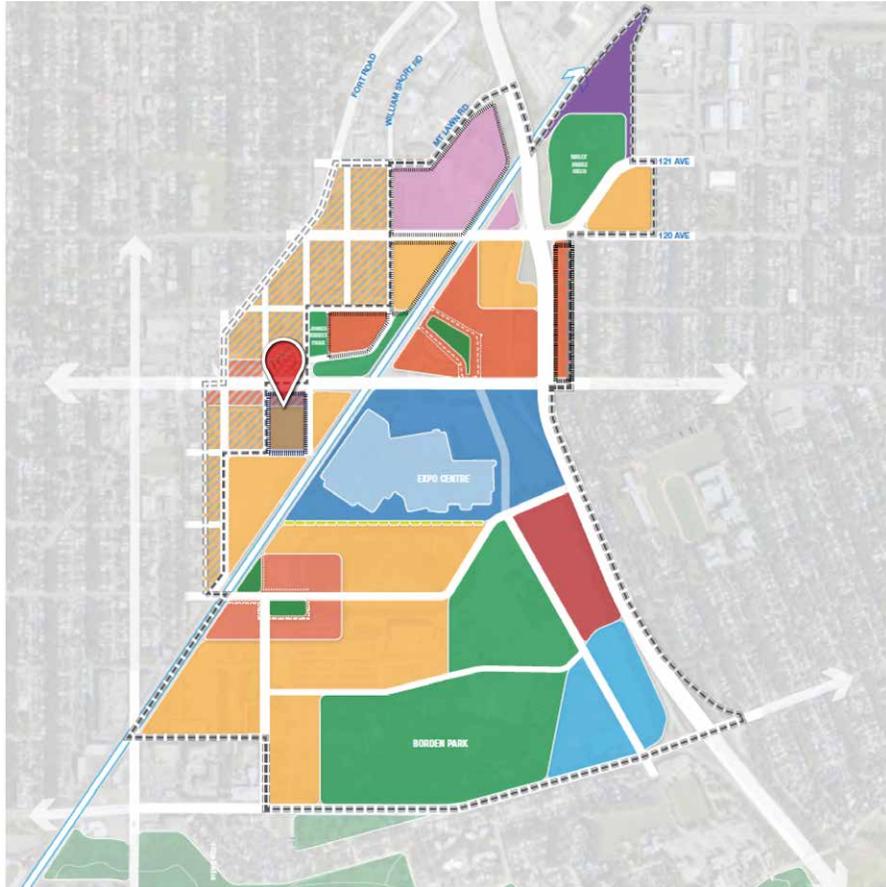
OVERLAYS
Mature Neighbourhood Overlay
Main Streets Overlay

PRICE
\$3,250,000.00

DRIVE TIMES

5 Minutes	Commonwealth Stadium
9 Minutes	Downtown Edmonton
11 Minutes	Anthony Henday Drive
7 Minutes	NAIT
15 Minutes	University of Alberta
33 Minutes	International Airport

EXHIBITION LANDS DEVELOPEMNT



PRIVATELY OWNED REDEVELOPMENT LANDS



Land Use Area	Built Form	Height
Mixed Use Transit Village Node - South	Mixed use (commercial/residential), mid-low rise apartment	4 storey minimum, 6 storey maximum
Mixed Use Transit Village Node - North	Mixed use mid-rise apartment, low-high rise apartment	4 storey minimum, 12 storey maximum (unless existing zoning allows higher)
Ground Oriented Residential	Low-rise apartment, stacked row housing, townhouses, row housing, semi-detached, duplex, single detached (must achieve 50 units / ha), neighbourhood commercial	2 storey minimum, 6 storey maximum
Employment Anchor	Office / employment campus, training / testing facilities	No maximum
Civic / Education Anchor	Campus buildings, student housing / apartments, cultural and recreation facilities	2 storey minimum, 12 storey maximum
EXPO Centre	EXPO Centre & related uses (commercial, hotel)	No maximum
Industrial Transition	Warehouse / studio, live-work, row house, stacked row house, low rise apartment	2 storey minimum, 6 storey maximum
Infill Areas	Existing zoning for residential and commercial infill	Existing zoning
Open Space		Not applicable
LRT Cleaning and Storage Facility	LRT facility infrastructure	Not applicable
Land Use Transition Requiring Special Consideration	(specific treatments to be determined during the development concept stage)	

DEMOGRAPHIC PROFILE

	1km	3km	5km	AB
Population	7,511	71,291	209,278	4,479,459
Households	3,343	30,165	89,960	1,641,221
Average Household Size	2.20	2.30	2.20	2.70
Average Household Income	\$65,108	\$78,493	\$84,909	\$126,808
Per Capita Income	\$28,978	\$33,212	\$36,389	\$46,461
Median Age	38.5	39.4	38.1	37.7
Total Expenditure	\$189 M	\$2.080 M	\$6,834 M	\$202,883 M
Total Current Consumption	\$196 M	\$2.092 M	\$6,772 M	\$187,937 M