

11,317 SF VACANT LOT

\$2,700,000 ( \$238.58 PSF)

FOR SALE

UP TO 10X FAR  
ALLOWED  
\$2,700,000  
(\$238.58 PSF)

10018 103 Street Edmonton, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Lance Frazier**

Senior Associate

780 970 2650

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# PROPERTY HIGHLIGHTS

- Current FAR Allows for Up to 10 times area ( \$23.85 per buildable foot )
- Currently used as parking lot
- Located close to Canadian Western Bank Place, Former Royal Bank Place and Commerce Court
- Directly South of CWB Place Parking Garage
- Across the Alley from Proposed New Two Tower Residential Falcon Towers on 104th Street
- Approximately 92 Foot Frontage on 103 Street



103 STREET

100 AVENUE

JASPER AVENUE



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10018 103 Street Edmonton, AB

## ZONING

CMU

## NEIGHBOURHOOD

\$37,297.78 (2021)

## PROPERTY TAX

\$37,297.78 (2021)

## DESCRIPTION

Parking Lot

## LOT AREA

11,317 SF



# PERMITTED AND DISCRETIONARY USES

## Permitted Uses

Apartment Hotels  
Bars and Neighbourhood Pubs,  
for less than 200 occupants and 240 m2 of Public Space  
Business Support Services  
Cannabis Retail Sales  
Child Care Services  
Commercial Schools  
Community Recreation Services  
Convenience Retail Stores  
General Retail Stores  
Government Services  
Health Service  
Hotels  
Indoor Participant Recreation Services  
Limited Contractor Services  
Charter Bylaw 18882  
Liquor Stores  
Major Home Based Business and Minor Home Based  
Business  
Market  
Minor Amusement Establishments  
Multi-unit Housing  
Personal Service Shops  
Private Education Services and Public Education Services

Private Clubs  
Professional, Financial and Office Support  
Services  
Public Libraries and Cultural Exhibits  
Religious Assembly  
Residential Sales Centre  
Restaurants  
Special Event  
Specialty Food Services  
Urban Gardens  
Spectator Entertainment Establishments  
Supportive Housing  
Fascia On-premises Signs  
Projecting On-premises Signs  
Temporary On-premises Signs, not  
including portable signs

## Discretionary Uses

Auctioneering Establishments  
Bars and Neighbourhood Pubs, for more than  
200 occupants and 240 m2 of Public Space  
Breweries, Wineries and Distilleries  
Carnivals  
Convenience Vehicle Rentals  
Creation and Production Establishments  
Equipment Rentals  
Fleet Services

Funeral, Cremation and Interment Services  
Live Work Units  
Lodging Houses  
Media Studios  
Minor Impact Utility Services  
Minor Service Stations  
Mobile Catering Food Services  
Nightclubs  
Vehicle Parking  
Outdoor Amusement Establishments  
Outdoor Participant Recreation Services  
Pawn Stores  
Protective and Emergency Services  
Secondhand Stores  
Spectator Sports Establishments  
Urban Indoor Farms  
Urban Outdoor Farms  
Fascia Off-premises Signs  
Freestanding On-premises Signs  
Major Digital Signs  
Minor Digital Off-premises Signs  
Minor Digital On-premises Signs  
Minor Digital On-premises Off-premises Signs  
Roof Off-premises Signs  
Roof On-premises Signs



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