

FOR SALE



**CUSHMAN &
WAKEFIELD**
Edmonton

EVERTRUST
DEVELOPMENT GROUP CANADA INC.

9724 105 STREET NW, EDMONTON, AB

RIVER VALLEY DEVELOPMENT OPPORTUNITY

**CUSHMAN & WAKEFIELD
Edmonton**
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Conceptual rendering, subject to ph

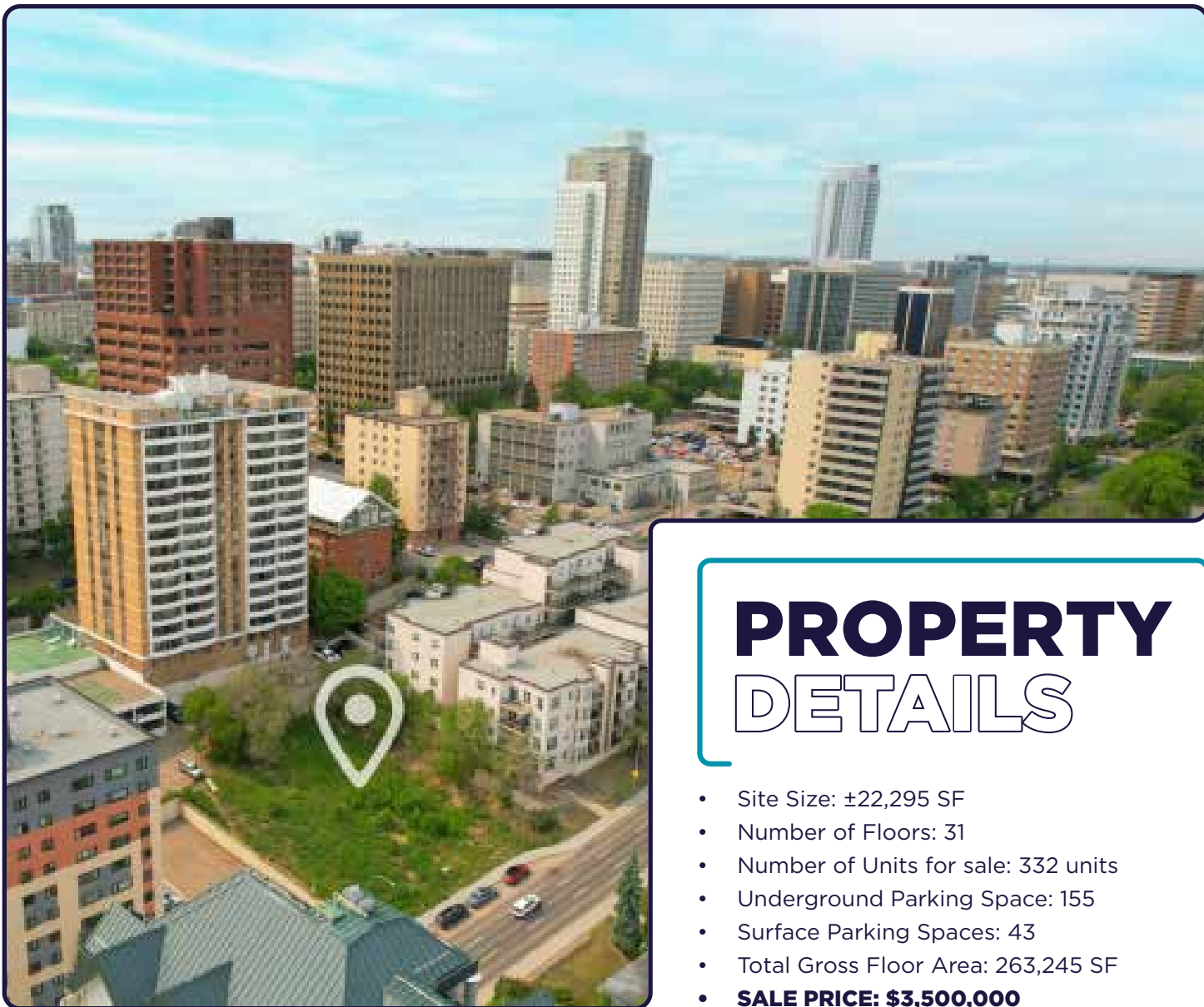
PROPERTY HIGHLIGHTS

A Landmark Location in the Heart of Edmonton

This 0.511-acre (22,295 SQFT) parcel offers prime potential for high-density, transit-oriented development. Proposed for rezoning to DC2, the site is designed to accommodate a 31-storey residential tower with commercial at street level, activating the neighbourhood while maximizing stunning river views.

Surrounded by over 180 km of River Valley trails, with direct access to downtown, Jasper Avenue, ICE District, Rogers Place, and MacEwan University, the site combines recreation, connectivity, and lifestyle. Comprehensive due diligence—including geotechnical, hydrogeological, shadow, drainage, and energy modelling reports—positions this project for a streamlined development process.

An extraordinary opportunity for experienced developers, REITs, and institutional investors to bring a transformative project to Edmonton's premier location.

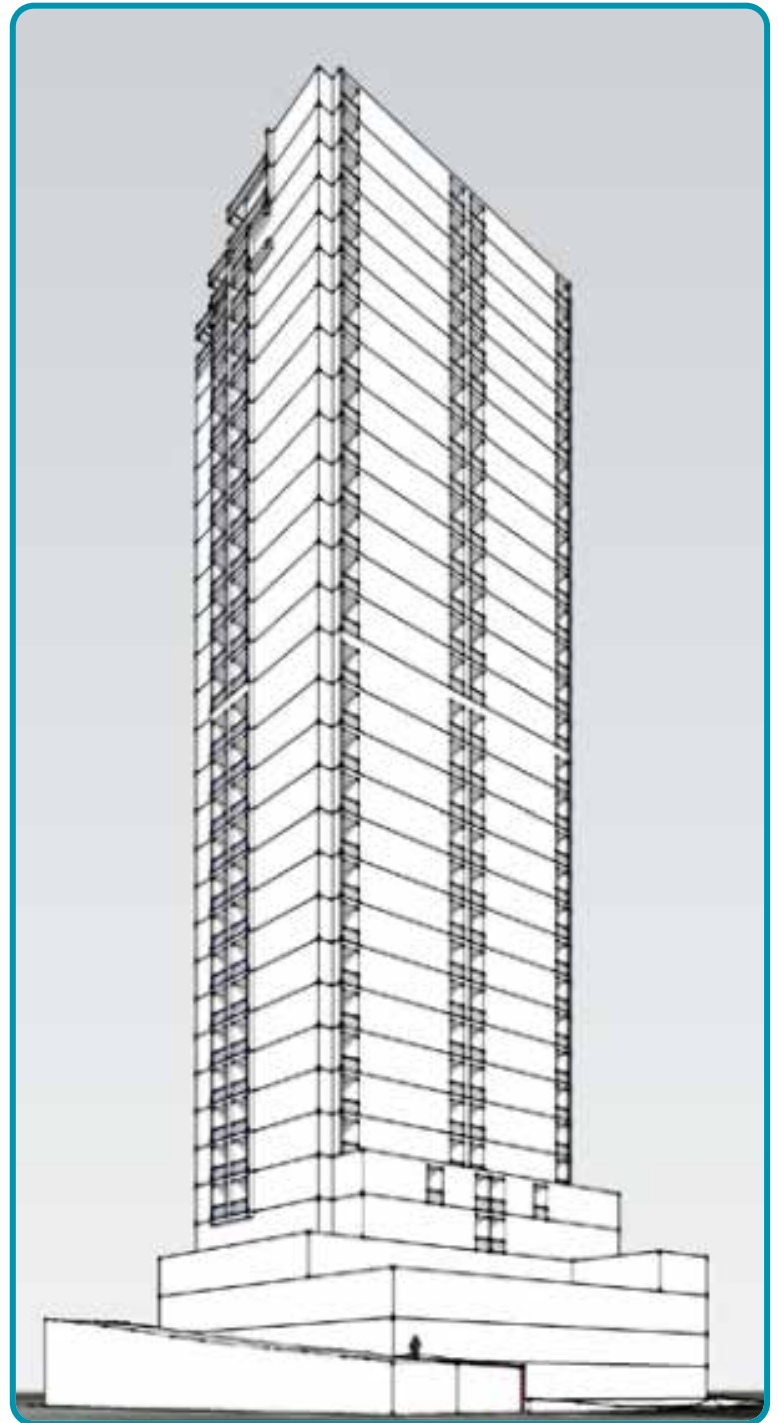


PROPERTY DETAILS

- Site Size: ±22,295 SF
- Number of Floors: 31
- Number of Units for sale: 332 units
- Underground Parking Space: 155
- Surface Parking Spaces: 43
- Total Gross Floor Area: 263,245 SF
- **SALE PRICE: \$3,500,000**

PROPOSED PROJECT

- The proposed project consists of a 31-storey residential building, which includes the mechanical penthouse. The tower will contain a 5 - storey podium with ground level commercial units with direct entrances to the street level, underground parking and a mix of condominium, apartment units in a range of sizes.
- The Valleyview development contributes to creating diversity in housing types, compact building forms, and pedestrian-friendly development while providing needed family oriented and rental options that meets the needs of the local community.
- The Valleyview Tower looks to emphasize density, walkability, and opportunity for its future residents and community. As an inclusive residential development with a range of unit types, the Valleyview Tower looks to attract a diversity of residents, further fuelling Edmonton's Downtown with urban life and excitement.
- Edmonton. The main tower is a tall, slender modern glass building that rises above the surrounding context, creating marvellous views in all directions, while still respecting the separation of space with our neighbours to allow sunlight and views to be maintained.



ROADS AND CONNECTORS

1. 105 Street NW
2. River Valley Road NW
3. Jasper Avenue
4. 109 Street NW
5. Bellamy Hill Road NW

TRANSIT LANDMARKS

6. Government Centre LRT Station
7. Government LRT Station
8. Corona LRT Station
9. Bay LRT Station

NATURAL LANDMARKS

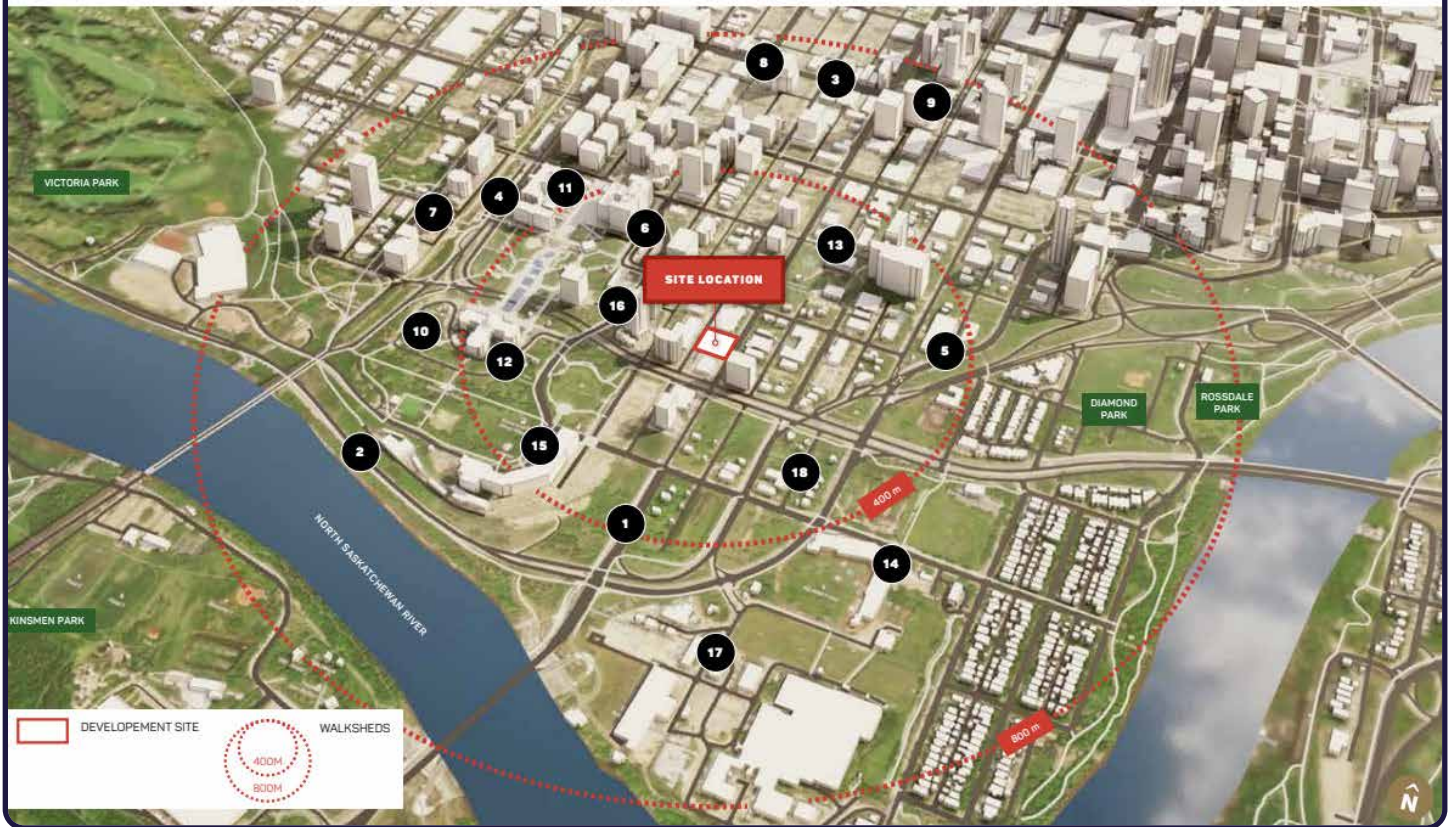
10. Alberta Legislature Grounds
11. Violet King Henry Plaza

POINTS OF INTEREST LANDMARKS

12. Alberta Legislature Building
13. Historic McKay Avenue School Archives & Museum
14. RT/MAX Field
15. Alberta Treasury Board & Finance
16. Symphony Tower
17. Rossdale Power Plant & Water Treatment Plant

ADJACENT NEIGHBOURHOOD

18. Rossdale



AREA DEMOGRAPHICS



HOUSEHOLDS

1KM	3KM	5KM
9,075	59,708	106,838



POPULATION

1KM	3KM	5KM
14,682	107,636	216,813



AVERAGE INCOME

1KM	3KM	5KM
\$99,343	\$99,018	\$111,316



VEHICLES PER DAY

97 Avenue: 34,830 VPD
105 Street: 17,093 VPD

KEEP IN TOUCH



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