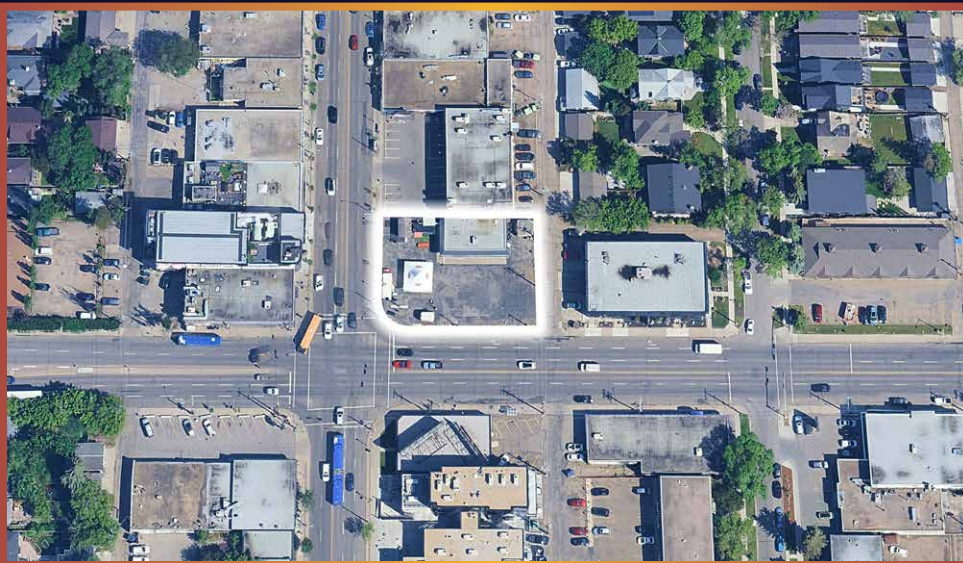


INVESTMENT/ REDEVELOPMENT OPPORTUNITY

12320 107 Avenue,
Edmonton, AB

**OWNER/USER OR REDEVELOPMENT
OPPORTUNITY ON BUSY INTERSECTION.**





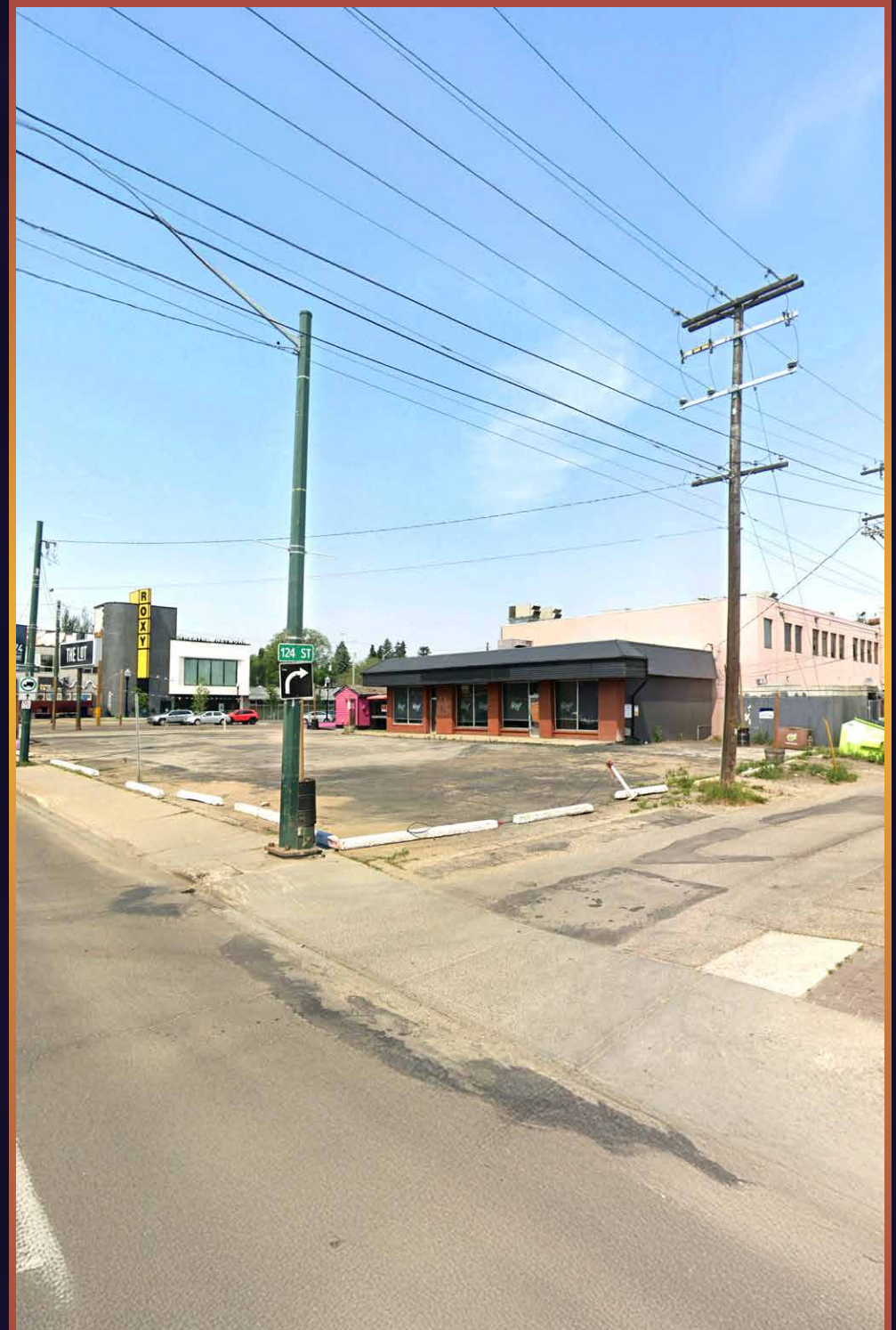
PROPERTY HIGHLIGHTS

- Corner lot with 13,988 SF available
- Building size 1,800 SF
- Excellent opportunity for an owner/user, for medical groups, hospitality, retail development
- Great access from 124 Street and 107 Avenue
- Over 32,993 vehicles per day
- Pylon signage opportunity

PROPERTY DETAILS

| | |
|-------------------|----------------------------------|
| MUNICIPAL ADDRESS | 12320 107 AVENUE, EDMONTON, AB |
| PROPERTY TYPE | RETAIL REDEVELOPMENT |
| LEGAL DESCRIPTION | PLAN RN22 / BLOCK 24 / LOTS 9-10 |
| ZONING | MIXED USE (MU) |
| LAND SIZE | 13,988 SF |
| BUILDING SIZE | 1,800 SF |

SALE PRICE: \$2,000,000



KEEP IN TOUCH



13,159

POPULATION

Within 1 KM



\$107,645

AVG. INCOME

Within 1 KM



7,147

HOUSEHOLDS

Within 1 KM

89,127

POPULATION

Within 3 KM

\$105,754

AVG. INCOME

Within 3 KM

46,641

HOUSEHOLDS

Within 3 KM

210,148

POPULATION

Within 5 KM

\$106,701

AVG. INCOME

Within 5 KM

102,701

HOUSEHOLDS

Within 5 KM

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