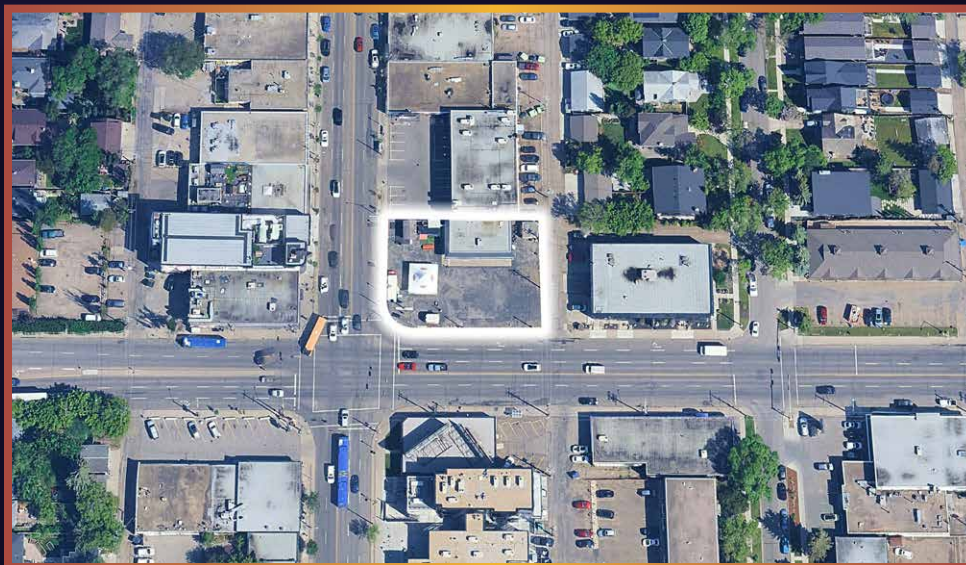


INVESTMENT/ REDEVELOPMENT OPPORTUNITY

12320 107 Avenue,
Edmonton, AB

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





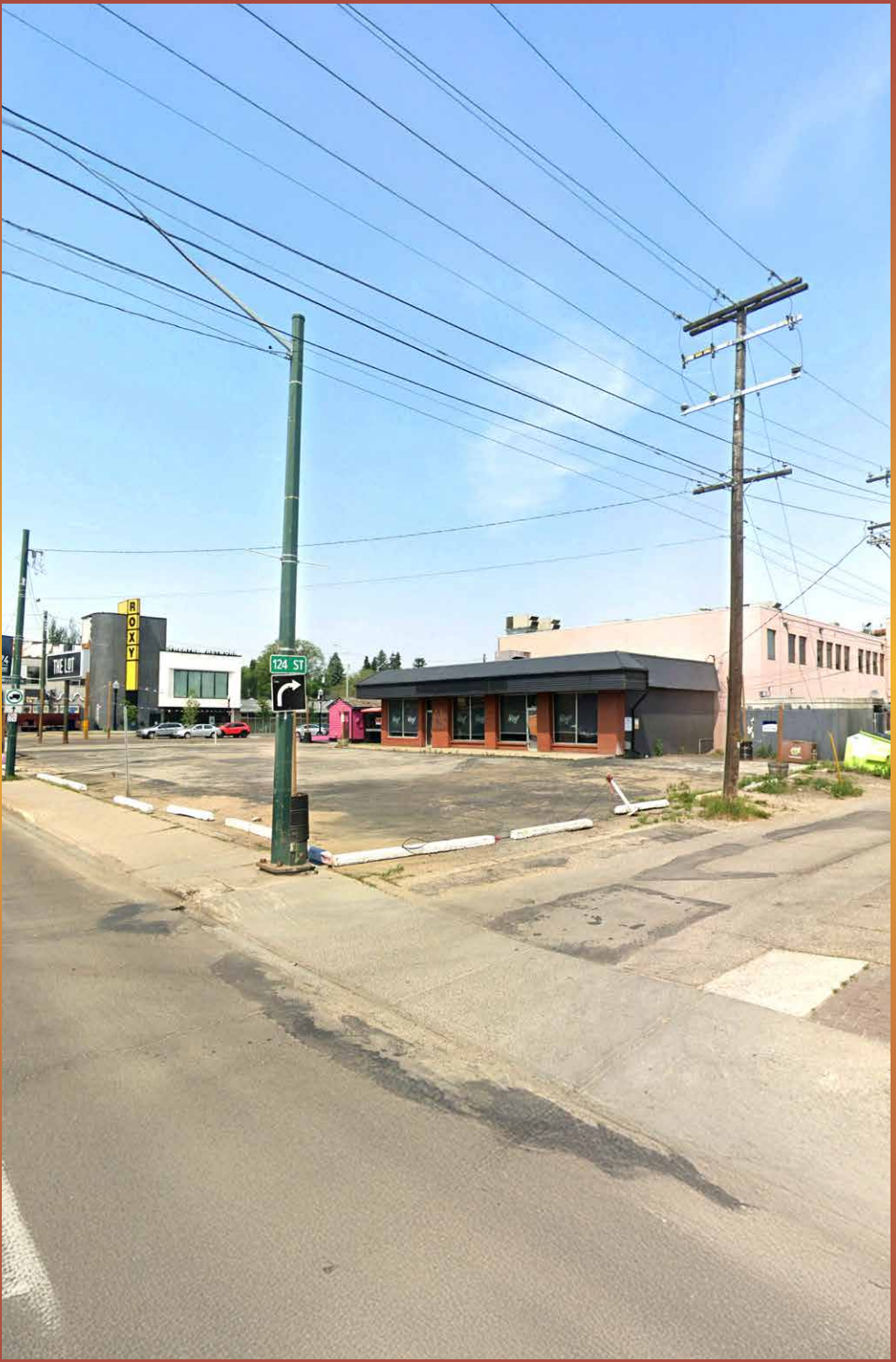
PROPERTY HIGHLIGHTS

- Corner lot with 13,988 SF available
- Building size 2,974 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	2,974 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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