

FOR SALE
Paved Development Land

101 STREET NW

98 STREET NW

KINGSWAY AVE NW

10866/68 - 98 Street NW

Paved vacant lot with many potential uses.

Contact:

Nicholas Farnden
780.938.7343
nfarnden@cresa.com

Byron Wakeling
780.993.2367
bwakeling@cresa.com

Cameron Martin
780.660.3214
cmartin@cresa.com

cresa 

10866/68 - 98 STREET NW

Property Profile

Site Size:	5,123.63 sf
Legal Description:	Plan 2010P Blk 19 Lot 5/6
Availability:	Immediately
Asking Price:	\$360,000.00
Zoning:	DC1 - Direct Development Control Provision
Services:	Full Municipal Standard

Property Information

High exposure paved vacant lot in prime location

Superior access to Jasper Avenue, Kingsway Mall Wayne Gretzky Drive & Yellowhead Trail

Many potential future uses

* Income in place from paid parking

Potential Uses

- Business Support Services
- Commercial Schools
- General Retail Stores up to a maximum gross floor area of 1,000 m² (10,763 sq. ft.)
- Household Repair Services
- Minor Eating and Drinking Establishments
- Personal Service Shops
- Professional, Financial and Office Support Services
- Daytime Child Care Services
- Minor Secondhand Stores with a gross floor area less than 275 m² (2,960 sq. ft.)
- Single Detached and Duplex Housing where lawfully existing on a site in this District on the effective date of this Bylaw on the same site only.
- Apartment Housing:
 1. The maximum floor area ratio shall be 2.0.
 2. The maximum building height shall not exceed 12 m (39.4 ft.) nor 3 storeys





10866/68 - 98 STREET NW

Drive Times & Amenities

- 12 minute drive-time to Wayne Gretzky Drive
- 7 minute drive-time to Yellowhead Hwy and Jasper Avenue
- Amenities within 10 minutes Rogers Place and Ice District, Kingsway Mall, Glenrose hospital, many medical offices and pharmacies, Dairy Queen, and Lucky Supermarket.

Contact

Nicholas Farnden
780.938.7343
nfarnden@cresa.com

Byron Wakeling
780.993.2367
bwakeling@cresa.com

Cameron Martin
780.660.3214
cmartin@cresa.com

10020 - 101 A Avenue NW, Suite 1980 | Edmonton, AB T5J 3G2 | 780.900.8781 cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

cresa