

**FOR SALE**

**6,600 SQ.FT.± REDEVELOPMENT LOT**

**NAICommercial**



**10318 - 10324 95 STREET | EDMONTON, AB | REDEVELOPMENT POTENTIAL**

#### PROPERTY DESCRIPTION

- Redevelopment potential
- Fronting high traffic roadway
- Building would require considerable investment or can be removed as a condition of the deal

#### DON ROBINSON

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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



## ADDITIONAL INFORMATION

LOT SIZE	6,600 sq.ft.±		
BUILDING SIZE	Main Floor:	2,310 sq.ft.±	
	Second Floor:	1,650 sq.ft.±	
	*Basement (undeveloped):	2,310 sq.ft.±	
	Total: 3,960 sq.ft.± above grade		
ASKING PRICE	\$649,000	\$624,900	\$559,000
PROPERTY TAXES	\$21,106.82 (2022 est. based on city assessment of \$847,000)		



## DC1 ZONING

## Permitted Uses

- Apartment Hotels
- Auctioneering Establishments
- Bars and Neighbourhood Pubs
- Breweries, Wineries and Distilleries
- Business Support Services
- Cannabis Retail Sales
- Child Care Services
- Commercial Schools
- Community Recreation Services
- Convenience Retail Stores
- Creation and Production Establishments
- Extended Medical Treatment Services
- General Retail Stores
- Health Services
- Household Repair Services
- Indoor Participant Recreation Services
- Limited Contractor Services
- Liquor Stores
- Major Amusement Establishments
- Major Home Based Business
- Market
- Media Studios
- Minor Amusement Establishments
- Minor Home Based Business
- Nightclubs
- Personal Service Shops
- Private Clubs
- Private Education Services
- Professional, Financial and Office Support Services
- Religious Assembly
- Restaurants
- Spectator Entertainment Establishments
- Veterinary Services



**221,264**  
POPULATION



**146,920**  
EMPLOYEES



**8,341**  
BUSINESSES



**\$9.36B**  
TOTAL CONSUMER  
SPENDING



**\$84,807**  
AVERAGE HOUSEHOLD  
INCOME



**13,100 VPD**  
95 STREET

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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