

FOR SALE

QUARTERS DEVELOPMENT SITE

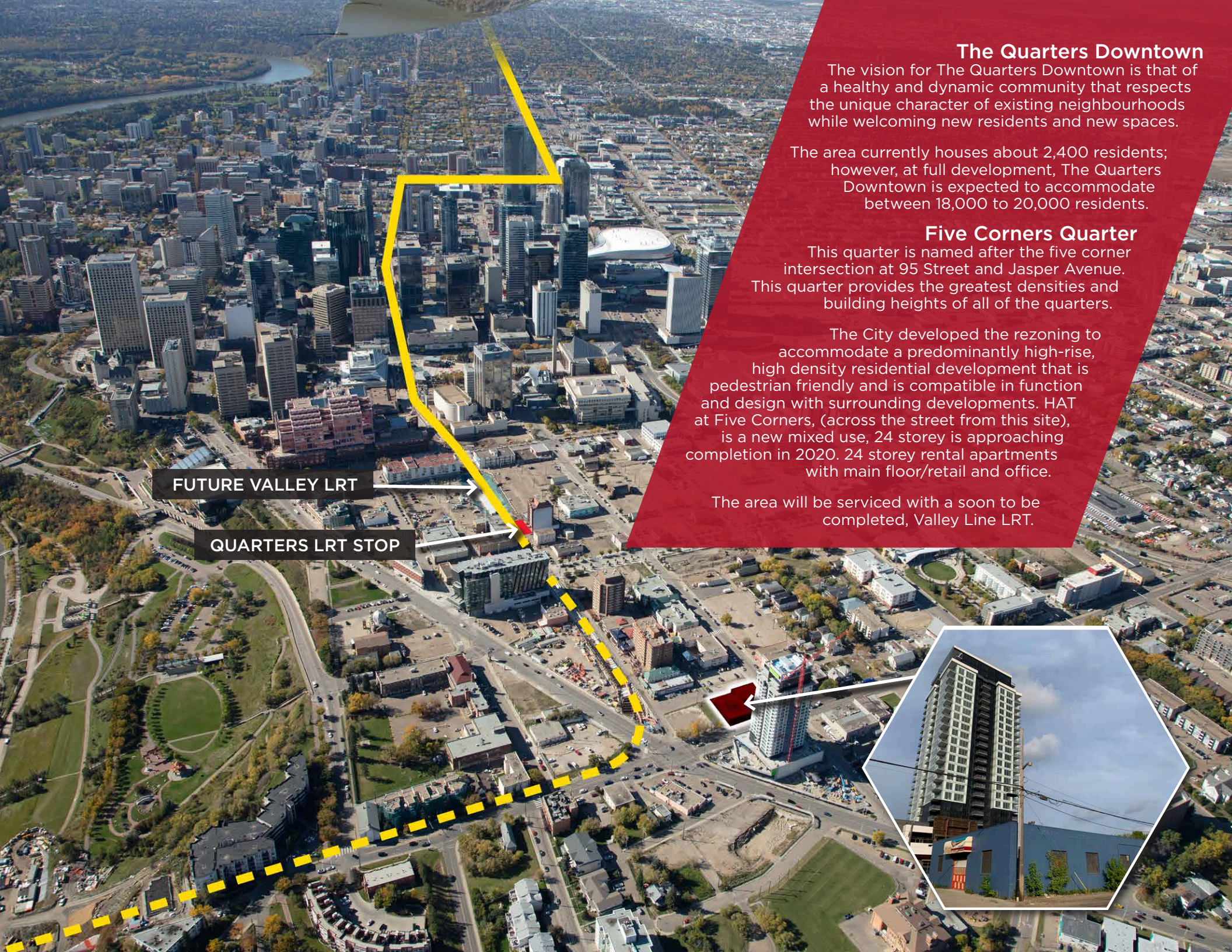
Reduced Price

10230 95 Street,
EDMONTON AB

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The Quarters Downtown

The vision for The Quarters Downtown is that of a healthy and dynamic community that respects the unique character of existing neighbourhoods while welcoming new residents and new spaces.

The area currently houses about 2,400 residents; however, at full development, The Quarters Downtown is expected to accommodate between 18,000 to 20,000 residents.

Five Corners Quarter

This quarter is named after the five corner intersection at 95 Street and Jasper Avenue. This quarter provides the greatest densities and building heights of all of the quarters.

The City developed the rezoning to accommodate a predominantly high-rise, high density residential development that is pedestrian friendly and is compatible in function and design with surrounding developments. HAT at Five Corners, (across the street from this site), is a new mixed use, 24 storey is approaching completion in 2020. 24 storey rental apartments with main floor/retail and office.

The area will be serviced with a soon to be completed, Valley Line LRT.

FUTURE VALLEY LRT

QUARTERS LRT STOP



PROPERTY DETAILS

- The property is located just 5 blocks east of the downtown core and ½ block north of Jasper Avenue along 95th Street in Edmonton, AB. The area has been rezoned as the DC1 - Five Corners High Density Quarter under bylaw 15039
- The property includes 4 city lots totaling 13,048 sq. ft. of land currently improved with a 10,600 sq. ft. one-storey cement block office/warehouse

NEIGHBORHOOD
Boyle street

LEGAL ADDRESS
Plan D, Block 5, Lots 5 - 8 inclusives

MAX. FLOOR AREA RATIO
8.0

MAX. BUILDING HEIGHT
85 Meters or 28 Storeys

ZONING
DC1 - Direct
Development
Control Provision

REDUCED PRICE
\$2,250,000.00

SITE

ZONING
**DC1 - Direct Development
Control Provision (Area 2)**

There is a wide variety of residential and commercial uses permitted in Area 2 which applies to this property. The highest and best use indicated may be Apartment Hotels or Apartment Housing. Maximum building height of 85.0 meters or 28 storeys, minimum floor area ratio (F.A.R.) of 3.0 and maximum floor area ratio of 8.0. Current zoning and F.A.R. will allow for a high-rise development of some 104,400 sq. ft.

EXAMPLES PF PERMITTED USES

- Apartment Hotels
- Apartment housing
- Child Care Services
- Business Support Services
- Commercial Schools
- Convenience Retail Stores
- Extended Medical Treatment Services
- General Retail Stores
- Health Services
- Professional, Financial & Office Services
- Protective & Emergency Services

SUBJECT BUILDING

LOCATION

The property is located just 5 blocks east of the downtown core and ½ block north of Jasper Avenue along 95 St in Edmonton, AB. The area has been rezoned as the DC1 - Five Corners High Density Quarter under Bylaw 15039

DESCRIPTION

The property includes 4 City lots totaling 13,048 SF of land currently improved with a 10,600 SF one-storey cement block office/warehouse structure.



THE QUARTERS LRT STOP

The City of Edmonton is currently construction the Valley LRT Line extension which will have an LRT stop just West of the subject property (The Quarters Stop).