

FOR SALE

MACTAGGART RA7 MULTI FAMILY LAND

\$4,026,000.00
(\$1,100,000 PER ACRE)

5145 Mullen Road,
Edmonton Alberta

Ian Newman

Partner
780 429 9354
ian.newman@cwedm.com

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. November 21, 2022

**3.66 ACRES RA7 ZONED
SOUTH EDMONTON LAND**



SITE

RABBIT HILL ROAD

ANTHONY HENDAY DRIVE

PROPERTY HIGHLIGHTS

- 3.66 Acres of Multi Family Land located in the mature Mactaggart Neighbourhood in South Edmonton
- The site backs onto Rabbit Hill Crossing Shopping Centre and close proximity to Whitemud Creek Ravine
- Excellent Access to Rabbit Hill Road and Anthony Henday Drive

MUNICIPAL ADDRESS

5145 Mullen Road

LEGAL DESCRIPTION

Plan 1522741 Block 20 Lot 15b

ZONING

RA7

NEIGHBOURHOOD

MacTaggart

PROPERTY TAX

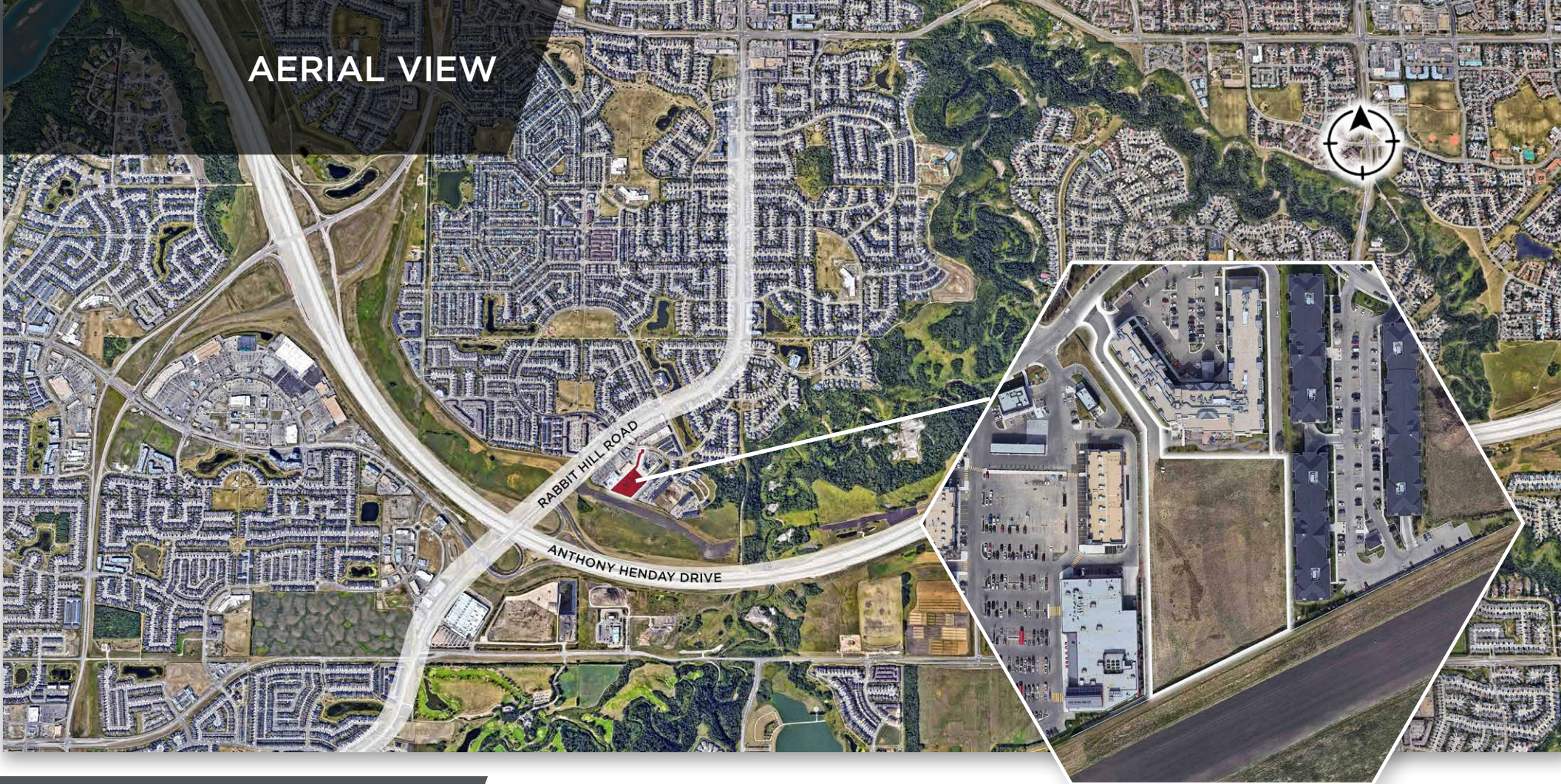
\$32,154.32 (2022)

LOT AREA

3.66 Acres



AERIAL VIEW



DEMOGRAPHICS



POPULATION

| 1km | 3km | 5km |
|-------|--------|---------|
| 7,674 | 59,249 | 149,246 |



AVERAGE HOUSEHOLD INCOME

| 1km | 3km | 5km |
|-----------|-----------|-----------|
| \$131,161 | \$149,306 | \$148,152 |



HOUSEHOLDS

| 1km | 3km | 5km |
|-------|--------|--------|
| 2,612 | 19,491 | 50,224 |



VEHICLES PER DAY

90,400 Anthony Henday Drive
24,600 Rabbit Hill Road



SW Vacancy: 5.3%



The SW average rent is \$1.79 PSF

cwedm.com



Ian Newman

Partner

780 429 9354

ian.newman@cwedm.com