



**CUSHMAN &  
WAKEFIELD**

Edmonton

## FOR SALE

108 TOWNHOUSES ON 9.67 ACRES

13104 129 STREET,  
13020 130 STREET,  
13124 130 AVENUE,  
13004 130 AVENUE,  
EDMONTON, AB



**CUSHMAN & WAKEFIELD**  
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## PROPERTY HIGHLIGHTS

Opportunity to acquire 108 townhouses on 9.67 acres in North Edmonton. Long term redevelopment opportunity with stable holding income in a mature community.

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

13104 129 Street, Edmonton, AB  
13020 130 Street, Edmonton, AB  
13124 130 Avenue, Edmonton, AB  
13004 130 Avenue, Edmonton, AB

### LEGAL DESCRIPTION

Plan 1837ks, Block 75, Lot 2,4,5 & 7

### NEIGHBOURHOOD

Athlone (City of Edmonton)

### YEAR BUILT

1957-1958

### ZONING

DC 2 - Site Specific Development Control Provision (688)

### CONSTRUCTION

Wood Frame

### SITE SIZE

9.67 Acres

### UNIT SIZE

Two Bedroom - 850 SF  
Three Bedroom - 950 SF

### NUMBER OF BUILDINGS

26, 4-unit buildings  
2, 2-unit buildings  
1 show suite & storage building  
(former 4 unit building)

### SUITE MIX

Two Bedroom - 54  
Three Bedroom - 54  
108 Units Total

### PROPERTY TAXES

\$38,645.70



## DEMOGRAPHICS



POPULATION (3KM): 58,035



POPULATION (5KM): 159,072



HOUSEHOLDS (3KM): 21,120



HOUSEHOLDS (5KM): 60,605



AVERAGE INCOME (3KM): \$110,947



AVERAGE INCOME (5KM): \$108,729



VEHICLES PER DAY IN FRONT OF PROPERTY:

24,800 VPD on 127 Street NW

4,200 VPD on 132 Avenue NW





**SITE**

132 STREET NW

132 AVENUE NW

127 STREET NW

ALL INQUIRES REGARDING THE PROPERTY, OFFER SUBMISSIONS AND PRICING GUIDELINES SHOULD BE DIRECTED TO THE EXCLUSIVE LISTING AGENT NOTED BELOW ON BEHALF OF THE VENDOR

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