



FOR SALE

# HUDSON LAND

14235 140 Street NW,  
Edmonton, AB

**SALE PRICE: \$6,500,000**



## PROPERTY HIGHLIGHTS

- Approximately 11.6 acres of developable land comprised of two multi-family lots and five single family lots.
- Zoned for medium scale and small scale flex residential
- Designed for up to 735 units plus 5 single family home sites
- Site has been partially stripped and excavated
- One of the last larger developable sites in a well established area
- Situated in a highly desirable area with easy access to major arterials, shopping centres, schools, movie theatre and national restaurants
- Excellent built out area amenities including schools, transit and shopping

# PROPERTY DESCRIPTION

## Municipal Address:

14235 140 Street NW,  
Edmonton, AB

## Neighbourhood:

Hudson

## Legal Description:

Plan 0320244, Block 5, Lot 6

## Site Size

15.59 acres comprised of approximately 11.6 acres of developable land comprised of two multi-family lots and five single family lots

## Zoning:

Medium Scale Residential (RM h16)  
Small Scale Flex Residential (RSF)  
Public Utility (PU)

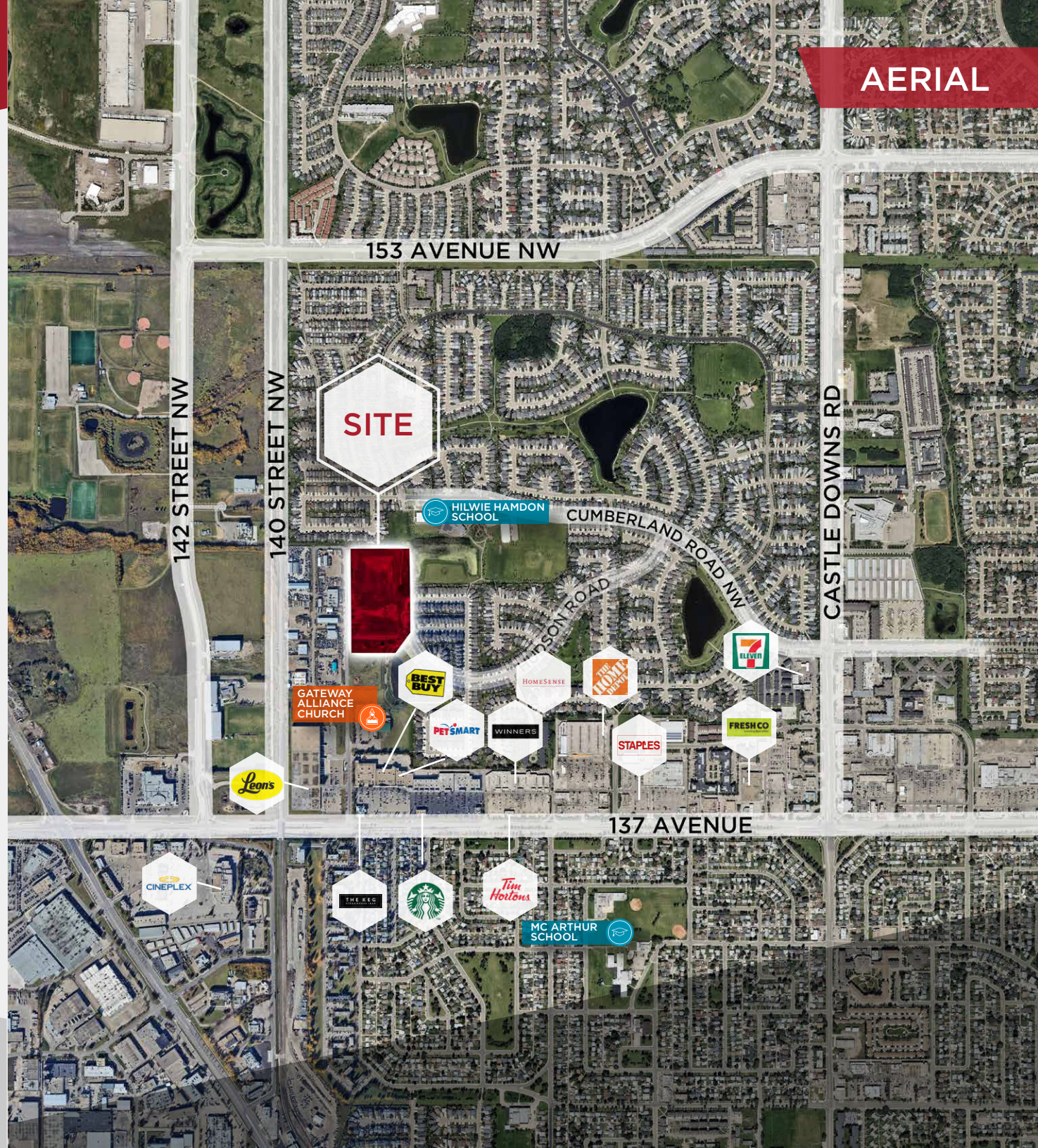
## Property Tax

### Assessment (2024):

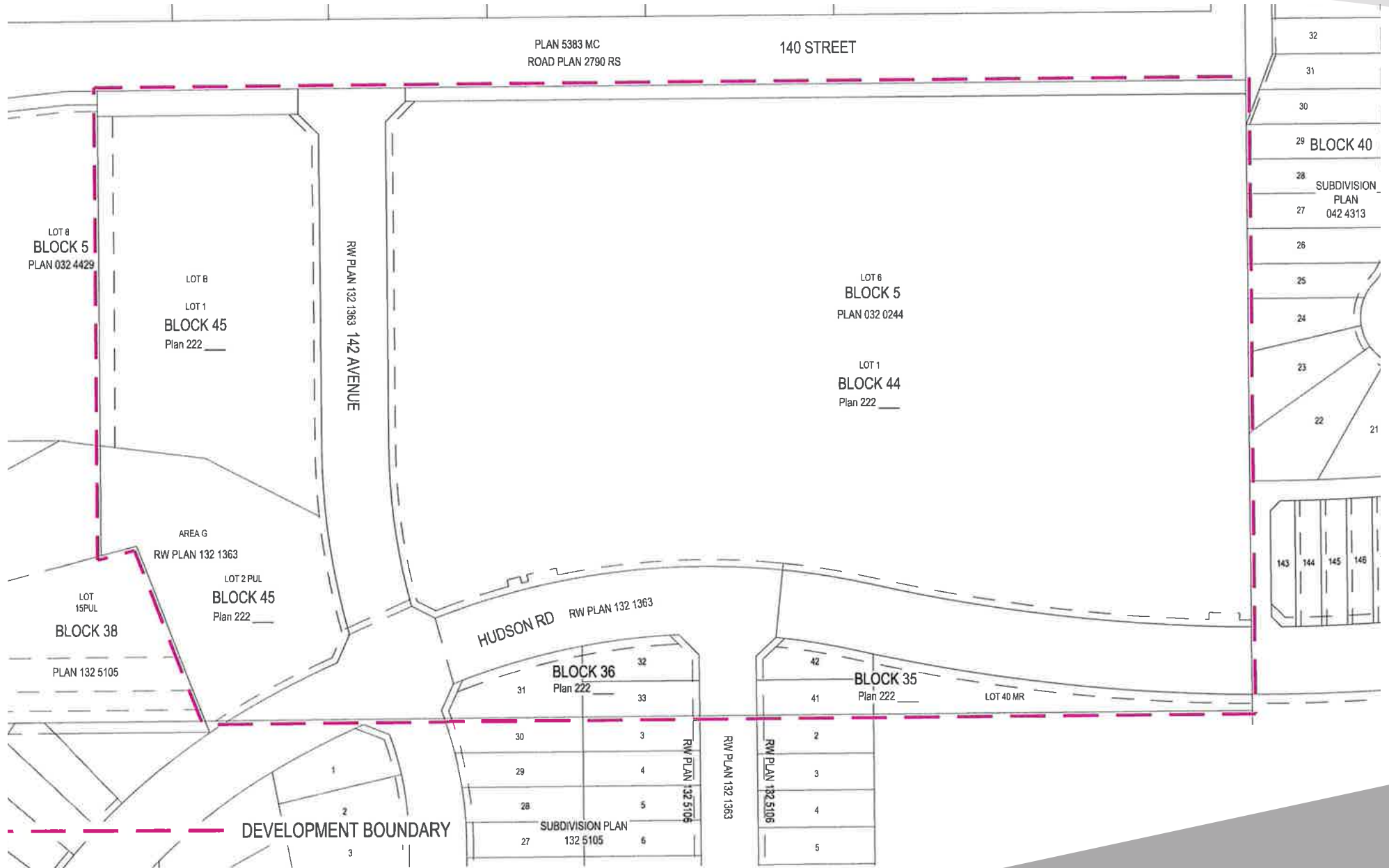
\$40,044.32 (2024)

SALE PRICE:  
\$6,500,000

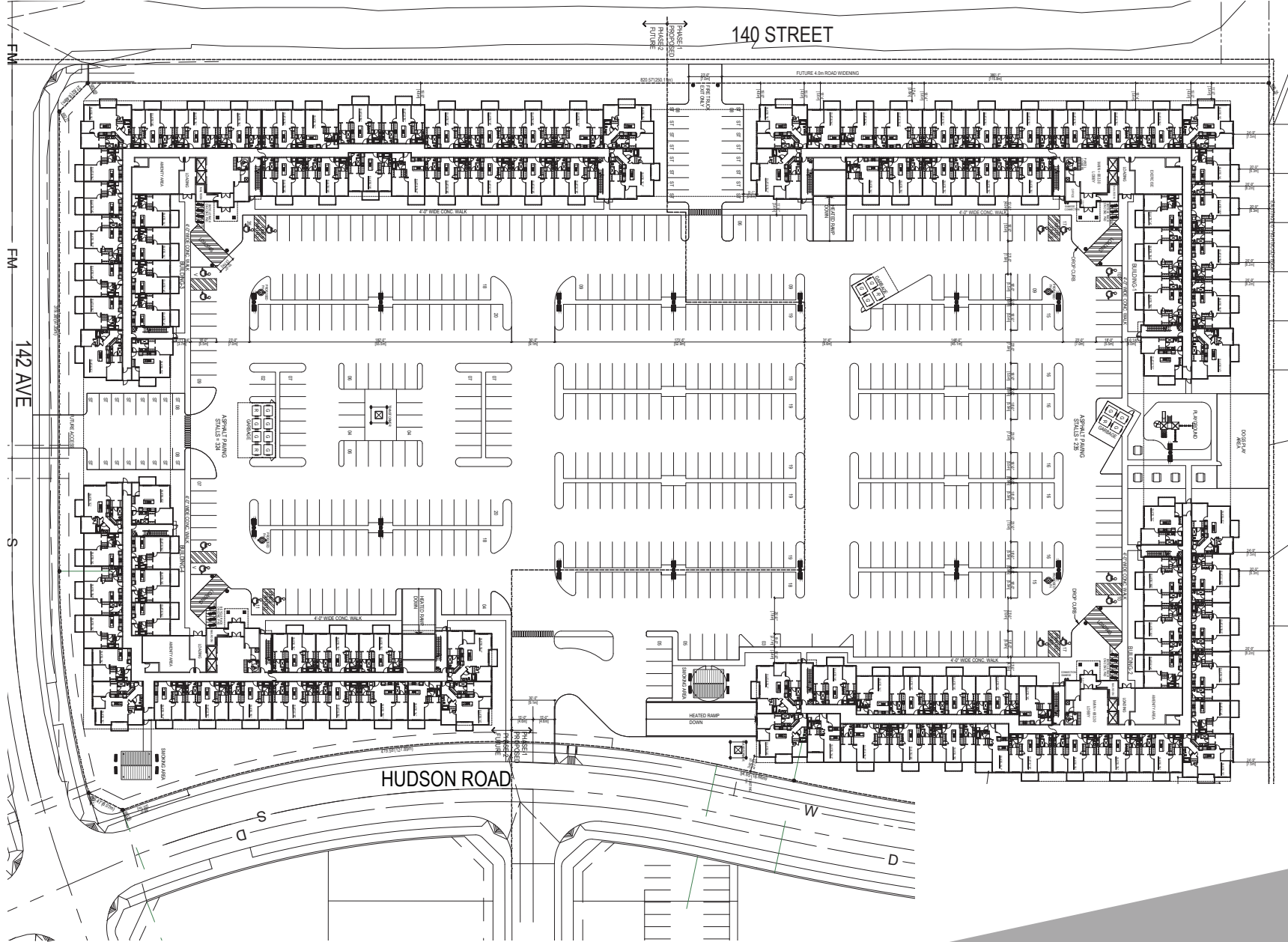
AERIAL



# SITE PLAN



# BUILDING PLAN



# TRADE AREA SUMMARY



Approximate Draw Area **6.76 Km**

Population **77,839**

Average Household Income **\$118,100**

## OTHER HIGHLIGHTS:

- 25 schools in the area
- Proximity to various commercial amenities and industrial employment nodes
- Major transportation arteries include: 137th Avenue, Mark Messier Trail, Anthony Henday Drive, Yellowhead Trail, 97th Street

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