

FOR SALE

ALLENDALE DEVELOPMENT LAND

10410 Allendale Road NW, Edmonton, AB
6303 105 Street NW, Edmonton, AB

DALE JAMES

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HUMAIRA NAIKYAR

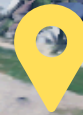
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EXECUTIVE SUMMARY

REMAX Commercial Excel is pleased to present a 1.47 acre development land at the corner of Allendale Road and 105 Street — three contiguous titled lots in one of south-central Edmonton's most connected locations.

Direct Development Control zoning contemplates multi-family residential, mixed-use retail, and hotel development at a floor area ratio of up to 4.0, while the existing improvements generate holding income through the planning period.



PROPERTY SNAPSHOT	
Land Area	1.47 Acres (64,075 SF) Three contiguous titled lots.
Legal Address	Lots 9, 12 & 11U, Block 34, Plan 4976KS
Zoning	(DC) Direct Development Control Provision — urban-style commercial mixed-use
Density and Height	FAR up to 4.0 · maximum height 14 m (4 storeys)
Holding Income	Approx. \$190,000 gross per annum from motel operations & restaurant lease to Sept 2028
Access	Two existing approaches: Allendale Road & 105 Street
Asking Price	\$4,800,000

INVESTMENT HIGHLIGHTS

A complete due-diligence package — environmental, geotechnical, survey, zoning, and transportation reports — is available to qualified purchasers upon execution of a Confidentiality Agreement.

Contact Dale and Humaira for more information.



DILIGENCE ON FILE

Phase II Environmental Site Assessment with no exceedances identified, geotechnical report, topographic & boundary surveys, and a completed Transportation Impact Assessment are available for review.



DENSITY HEADROOM

The DC provision permits a floor area ratio of up to 4.0 and height to 14 metres — a concept previously approved at the development permit stage used just 1.2 FAR of the permitted envelope.



FLEXIBLE USE SCHEDULE

Multi-family residential, mixed-use retail, and hotel uses are all contemplated under the Direct Development Control provision.



TWO ACCESS POINTS

Existing approaches from both Allendale Road and 105 Street, with arterial connections to Calgary Trail, Gateway Boulevard, 63 Avenue and 111 Street.



MULTI-FAMILY POTENTIAL

Residential over main-floor commercial retail is contemplated under the DC provision — a built form suited to the site's corner exposure and mature residential surroundings.



INCOME WHILE YOU PLAN

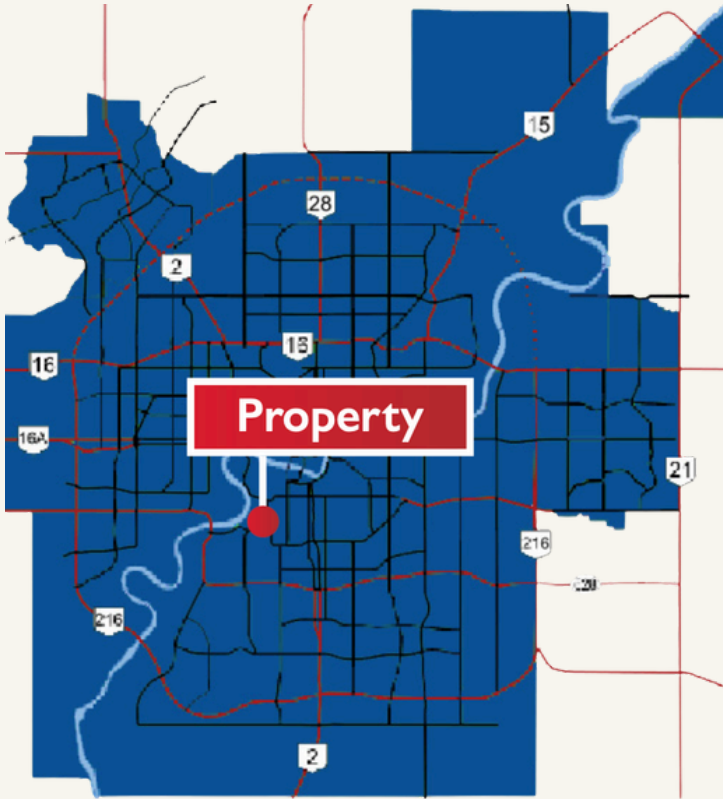
Approximately \$190,000 in gross annual income from motel operations and a restaurant tenancy under lease to September 2028.



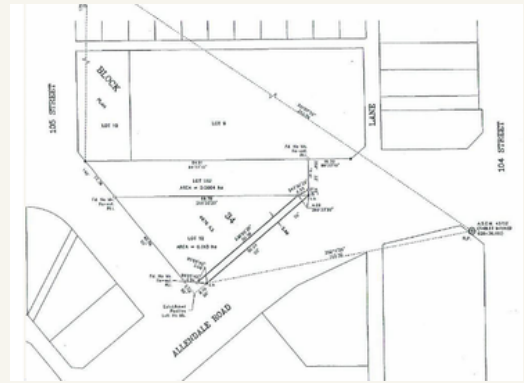
CORRIDOR LOCATION

Minutes to Whyte Avenue and the University of Alberta on the primary corridor linking downtown Edmonton to Edmonton International Airport.

INVESTMENT HIGHLIGHTS



Zoning Map



Parcel configuration — Lots 9, 12 & 11U, Block 34, Plan 4976KS.



Allendale Road frontage.



Three-lot assembly outlined — corner of Allendale Road NW and 105 Street NW.

The lands are governed by a (DC) Direct Development Control Provision within the Strathcona planning area. Direct Control provisions are site-specific bylaws adopted by City Council: development is evaluated against the provision itself rather than a conventional standard zone, giving Council direct oversight of built form in the area.

For a purchaser, the provision provides certainty on the development envelope — density to a 4.0 floor area ratio and height to 14 metres — combined with flexibility across an urban-style mixed-use schedule.

The full provision text and supporting bylaw materials are available within the due-diligence package.



USE SCHEDULE AT A GLANCE

- Multi-family residential
- Main-floor commercial retail
- Mixed-use development
- Hotel

Summary only. Refer to the full Direct Development Control provision for the complete use schedule and regulations; uses are subject to City of Edmonton interpretation and approval.

ZONING AND DEVELOPMENT PARAMETERS

Zoning	(DC) Direct Development Control Provision - Strathcona
Contemplates Uses	Multi-family residential, mixed-use commercial retail, hotel
Max FAR	4.0
Max Height	14 m (4 storeys)
Frontages	Allendale Road (right-in/right-out) and 105 Street
Site Area	64,075 SF (1.47 acres) - across three titles lots
Servicing	Full municipal services at site - water, sanitary, power, gas, telecom

De-risked for an incoming developer: the vendor’s file includes a Phase II Environmental Site Assessment with no exceedances identified, a geotechnical investigation, topographic and boundary surveys, and a completed Transportation Impact Assessment. A prior four-storey concept was fully designed for the site and approved at the development permit stage (the permit has since lapsed) — a proven approvals path that used just 1.2 of the permitted 4.0 FAR. Together these materially shorten the pre-development runway for a purchaser. All development parameters are subject to the applicable Direct Development Control provision and City of Edmonton approval; purchasers should verify independently.



Property

Allendale Road NW

Calgary Trail

5 MIN

Drive to Whyte Avenue

8 MIN

Drive to University of Alberta

12 MIN

Drive to Downtown Edmonton

AREA AND LOCATION

10410 Allendale Road NW, Edmonton, AB

Allendale sits immediately west of the Calgary Trail / Gateway Boulevard couplet — the primary corridor connecting downtown Edmonton, Old Strathcona, and Edmonton International Airport.

The site fronts Allendale Road, an arterial roadway linking 104 Street, 105 Street and 63 Avenue.

The surrounding trade area combines a mature residential neighbourhood to the north and west with an established commercial corridor to the south and east, minutes from Whyte Avenue and the University of Alberta. Transit service operates adjacent to the site.

NEIGHBOURHOOD DEMAND DRIVERS

- **Corridor:** Calgary Trail / Gateway Blvd exposure
- **Residential:** Mature surrounding neighbourhoods
- **Institutional:** University of Alberta nearby
- **Retail:** Established south-central commercial node
- **Transit:** ETS service adjacent to site
- **Airport Route:** Direct corridor to EIA



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