

FOR SALE

21310 - 98 Avenue NW,
Edmonton, AB

1.5 ACRES OF DEVELOPMENT LAND FOR SALE

REMAX Commercial Excel is pleased to offer a lovely small piece of property for development, part of both the Winterburn development area and the Stony Plain Road corridor.

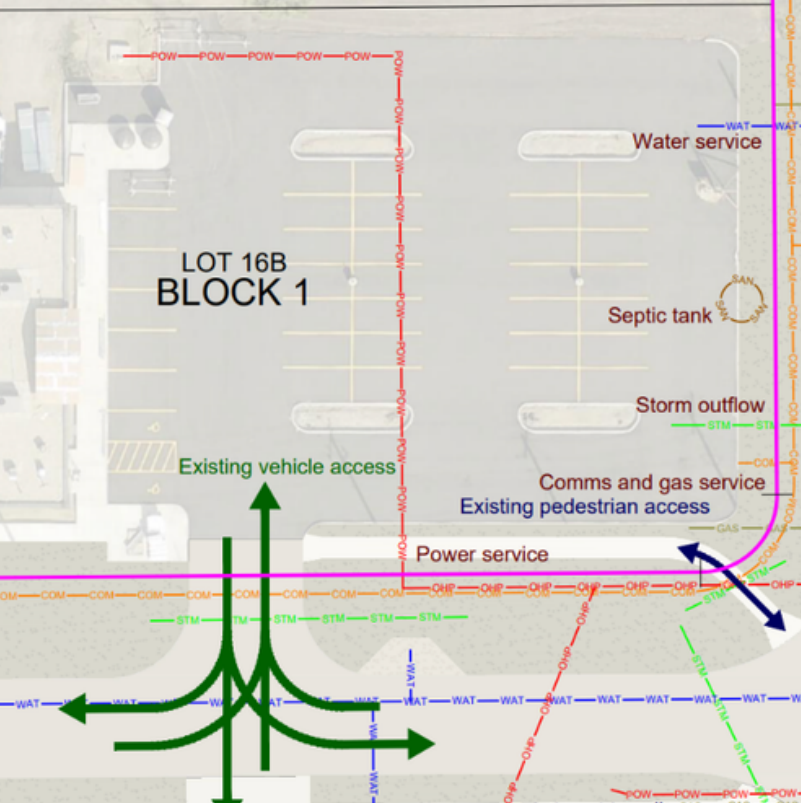
As the demand for commercial retail and service increases all throughout the City, this parcel is in an excellent spot to capitalize on that growth easily and affordably.

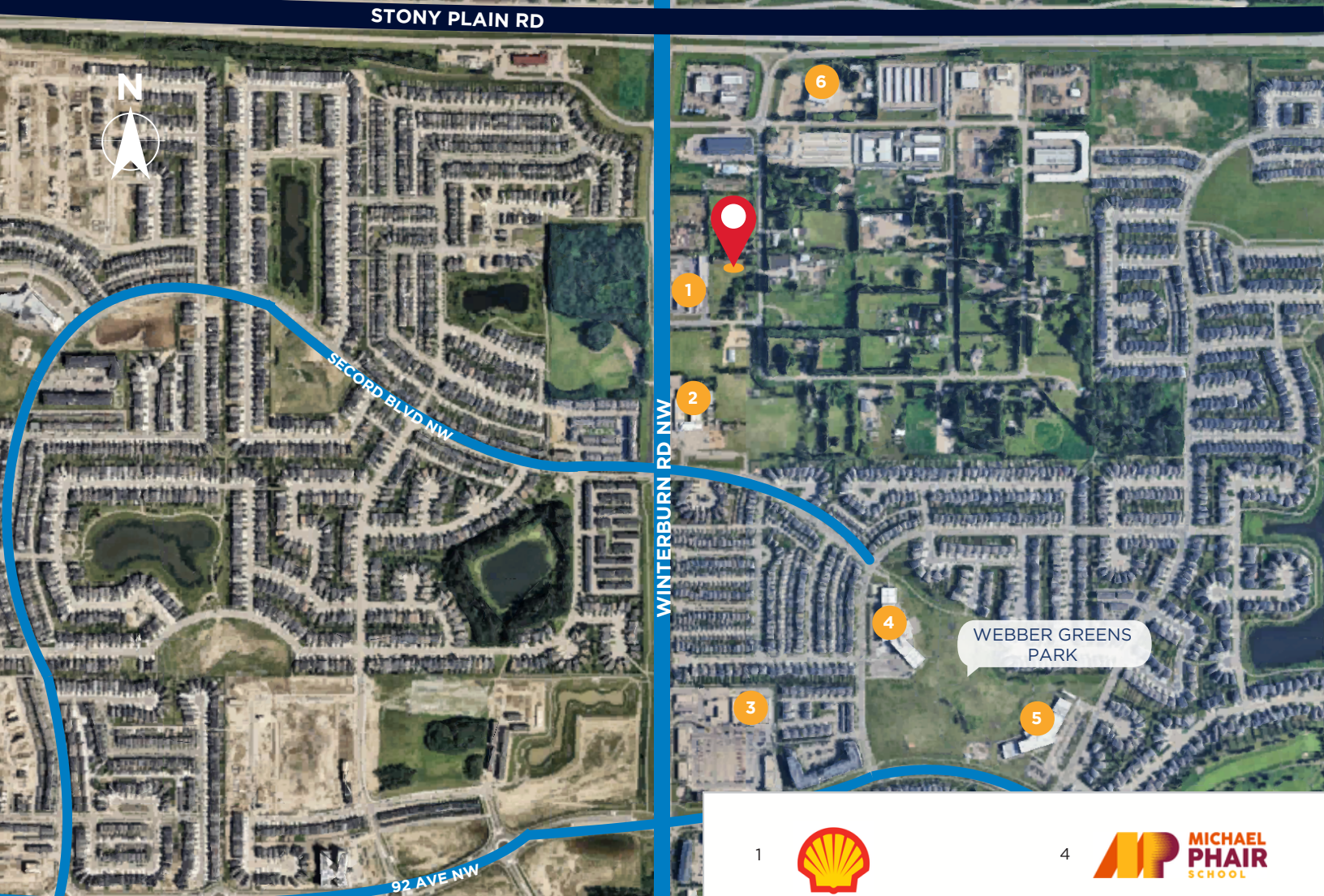
Highlights

- Hugely-successful retail centre right next door, with many requests for tenancies;
- Easy access to Stony Plain Road and Anthony Henday without waiting through the queues of vehicles on Winterburn Road;
- Appeals to those seeking entry into Secord and Weber Greens communities.

DETAILS	
Asking Price	\$1,500,000
Address	21310 - 98 Avenue NW, Edmonton, AB
Legal Address	Lot 16A, Block 1, Plan 5496 HW
Size	1.5 acres +/-
Gas	Connected to ATCO area line
Water	City of Edmonton water connection
Sewage	Neither central sewage access nor septic system on property
Zoning	DC21439

SITE PLAN & ACCESS





DEMOGRAPHICS

Positioned along Winterburn Road, the property benefits from exposure to 19,000+ vehicles per day and direct access to a rapidly growing residential trade area.

The adjacent communities of Secord and Webber Greens are home to approximately 13,240 residents, with Secord alone growing by approximately 120% between 2016 and 2021.

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|---|--|---|--|
| 1 |  | 4 |  |
| 2 | 
Winterburn
SCHOOL | 5 | 
BISHOP DAVID MOTIUK
CATHOLIC ELEMENTARY/JUNIOR HIGH SCHOOL |
| 3 |  | 6 |  |



19,000+
Vehicles / Day



13,240+
Residents in Secord
& Webber Greens



120%
Secord Population
Growth — 2016–2021



CONTACT.

TISH PROUSE

Commercial Real Estate Agent

📞 (780) 709 4657

✉️ tish@commercialexcels.ca

LARISSA PROUSE

Commercial Real Estate Agent

📞 (780) 907 4657

✉️ larissa@commercialexcels.ca



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