

FOR SALE

18.69 ACRES FUTURE DEVELOPMENT LAND

16011-66 Street NW, Edmonton, AB



HIGHLIGHTS

- Proposed future residential development land
- Numerous access points
- Services on-site
- Tenant could extend for 1 year to facilitate sale
- Direct exposure to 66 Street
- Updated Phase 1 & 2 Environmental Assessment

CONTACT

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Director, Associate

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

ERIC STANG

Director, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

C 780.999.9642

joanna@royalparkrealty.com

TYLER WEIMAN

Associate

T 780.423.7578

C 780.995.0028

tyler@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
6940-76 Avenue NW Edmonton, AB T6B 2R2

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	16011-66 Street NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 8520797; Lot: A
TYPE OF SPACE	Land
SIZE	18.69 Acres (+/-)
ZONING	AG (Agricultural)
NEIGHBOURHOOD	Matt Berry

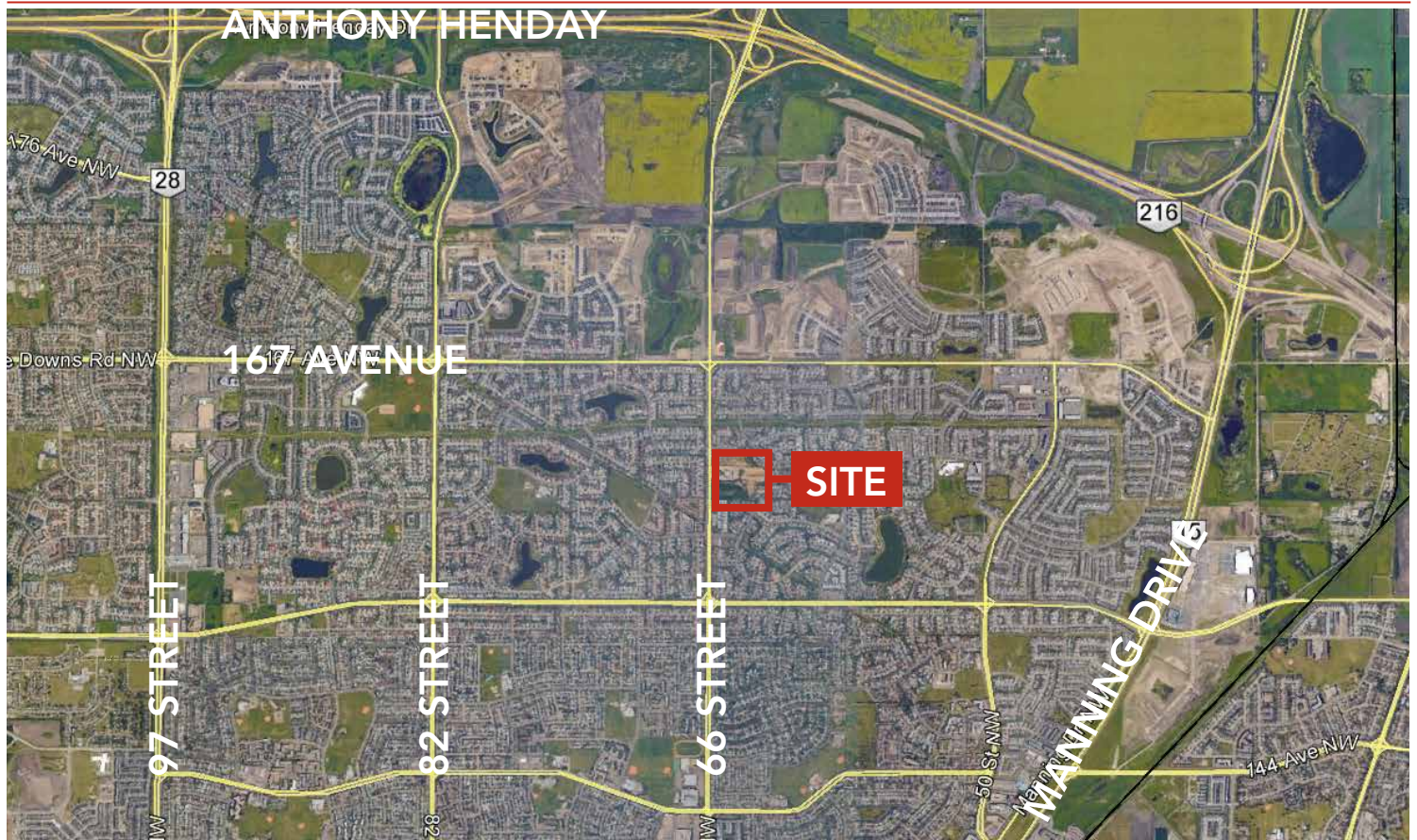
FINANCIALS

SALE PRICE	Market
TAXES (2016)	\$63,782.40

ADDITIONAL INFORMATION

- Proposed future residential development land
- Close proximity to various amenities including Londonderry Mall, Namao Centre, Northgate Centre and Manning Centre
- Excellent access to 153 Avenue, 167 Avenue, Anthony Henday and Manning Drive (Highway 15)

PROPERTY MAP

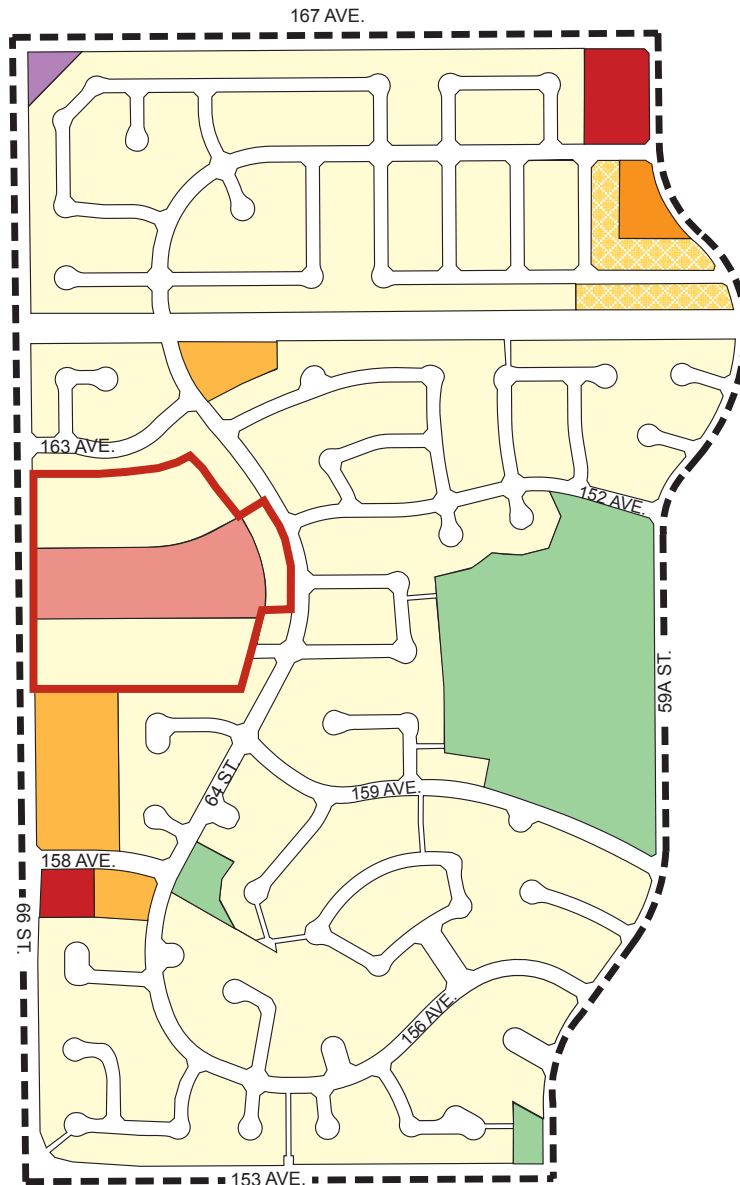


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PROPOSED NEIGHBOURHOOD LAND USE MAP



BYLAW 14101
APPROVED MATT BERRY
 Neighbourhood Structure Plan
 (as amended)

- | | | | |
|---|--|--|--------------------|
|  | Single Family Residential |  | School/Park |
|  | Low Density Residential |  | Public Utility |
|  | Row Housing |  | Boundary of N.S.P. |
|  | Medium Density Multiple Family Housing | | |
|  | Commercial | | |
|  | Commercial Bus Business
(Briggs Brothers) | | |

SUSTAINABLE DEVELOPMENT



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ABOUT MATT BERRY

The Matt Berry Neighbourhood is located in North Edmonton within the Pilot Sound ASP and defines the SW corner of the Pilot Sound ASP. Matt Berry is bounded by 167th Avenue to the North, 59th Street to the East, 66th Street to the West, and 153rd Avenue to the South.

Land use in Matt Berry is almost entirely residential and was planned to accommodate primarily single family housing. The Neighbourhood began to experience some development in the 1980's, but the bulk of construction took place in the 1990s and continued into the 2000s. The Neighbourhood is substantively complete, but as of 2009, some multi-family residential parcels have yet to be constructed.

In conversations with the City of Edmonton, the preference would be to continue with the current Single Family Residential (RF1) zoning with a mix of small commercial. There may even be a consideration for multi-family dwellings / seniors residence. The City of Edmonton expects that the new owner will submit a new Area Structure Plan (ASP) application prior to re-development.



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