



LAND FOR SALE

JASPER AVENUE

109 STREET

# RAILTOWN 1 LAND

Prime Multifamily Development Land on Jasper Avenue in  
Edmonton's Growing Downtown

10921 Jasper Ave NW, Edmonton, AB

**RE/MAX**  
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# INVESTMENT HIGHLIGHTS

Railtown 1 Land is a prime development site zoned Jasper Avenue Main Street Commercial, encompassing over 15,700 square feet.

Preliminary designs propose a 64,903 sq ft, six-storey loft-style building with main-floor commercial space, aligning with the area's mixed-use vision, and one level of underground parkade.

The site is situated in a rapidly growing, high-demand downtown district, characterized by a rising student population and surrounded by new luxury residential towers, high-end retail, and expanding commercial corridors.

<b>Address:</b>	10921 Jasper Ave NW, Edmonton, AB
<b>Legal Description:</b>	Plan NB: Block 9: Lot 42,43
<b>Zoning:</b>	Jasper Avenue Main Street Commercial Zone (JAMSCZ)
<b>Site Area:</b>	± 0.36 Acres (15,739 SF)
<b>Neighbourhood:</b>	Downtown
<b>Asking Price:</b>	\$2,500,000



## STUDENT FRIENDLY

Good Transit Access. Proximity to U of A, Macewan & Norquest.



## HEART OF DOWNTOWN

On Jasper Avenue and close to 109 Street.



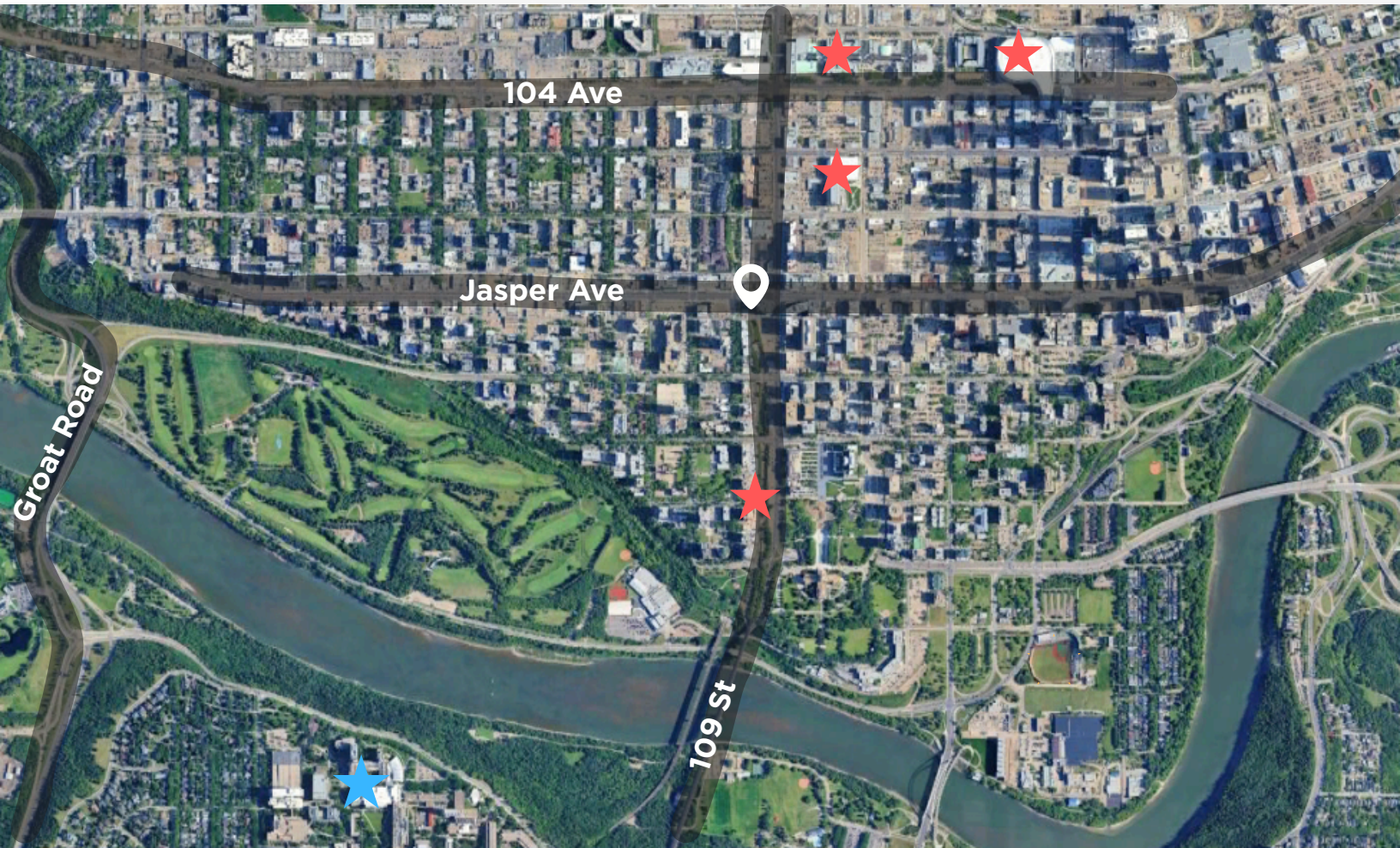
## GREAT INVESTMENT

In a high-growth area with strong development potential.





# AREA HIGHLIGHTS



Destination	Travel Time
Restaurants & Cafés	1-2 minute walk
Save on Foods	5-minute walk
Government Centre Plaza LRT Station	5-minute walk
Norquest College	7 minute walk
MacEwan University	12 minute walk
Parks and Trails	5-10 minute walk
University of Alberta	14 minutes by LRT
Re/Max Field	4 minutes by car
Edmonton International Airport	30 minutes by car

# LOCATION OVERVIEW

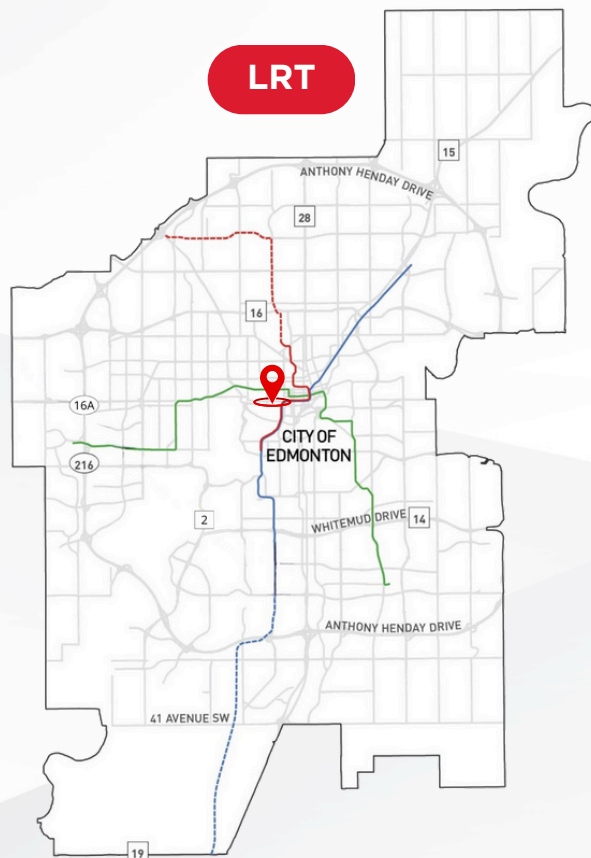
Railtown 1 Land is strategically located in the thriving core of downtown Edmonton. Ideally positioned for commercial, food and beverage, and student or family housing, this site offers exceptional proximity and potential.

Just steps from the river valley and surrounded by a vibrant mix of bars, restaurants, and lifestyle amenities, the location appeals strongly to younger renters. Its central placement between MacEwan University, NorQuest College, and the University of Alberta makes it especially attractive to the student market.

With 26,338 vehicles per day (2023) passing along Jasper Avenue, the site provides strong visibility and foot traffic, ideal for retail or commercial tenants.

Positioned at the junction of Jasper Avenue and 109 Street, two of Edmonton's key downtown arteries, Railtown 1 is at the nexus of the city's most dynamic neighbourhoods: the Legislative grounds, University of Alberta, and river valley to the south; MacEwan, NorQuest, and the Ice District to the north; and downtown offices and commercial corridors to the east and west.

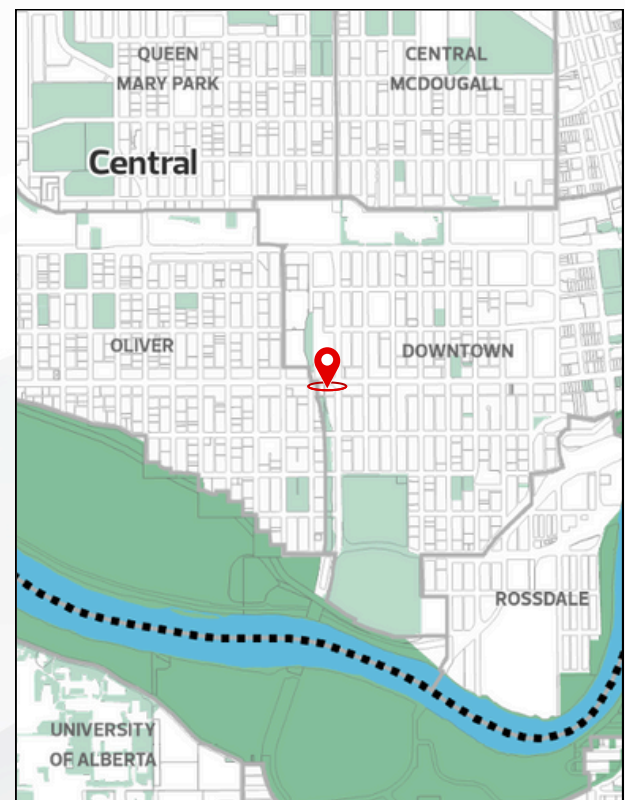
Simply put, this is one of the most prime and connected sites in downtown Edmonton.



## LEGEND

- Capital Line
- Metro Line
- Valley Line
- - - Future Expansion (Capital Line)
- - - Future Expansion (Metro Line)
- 📍 10921 Jasper Ave NW

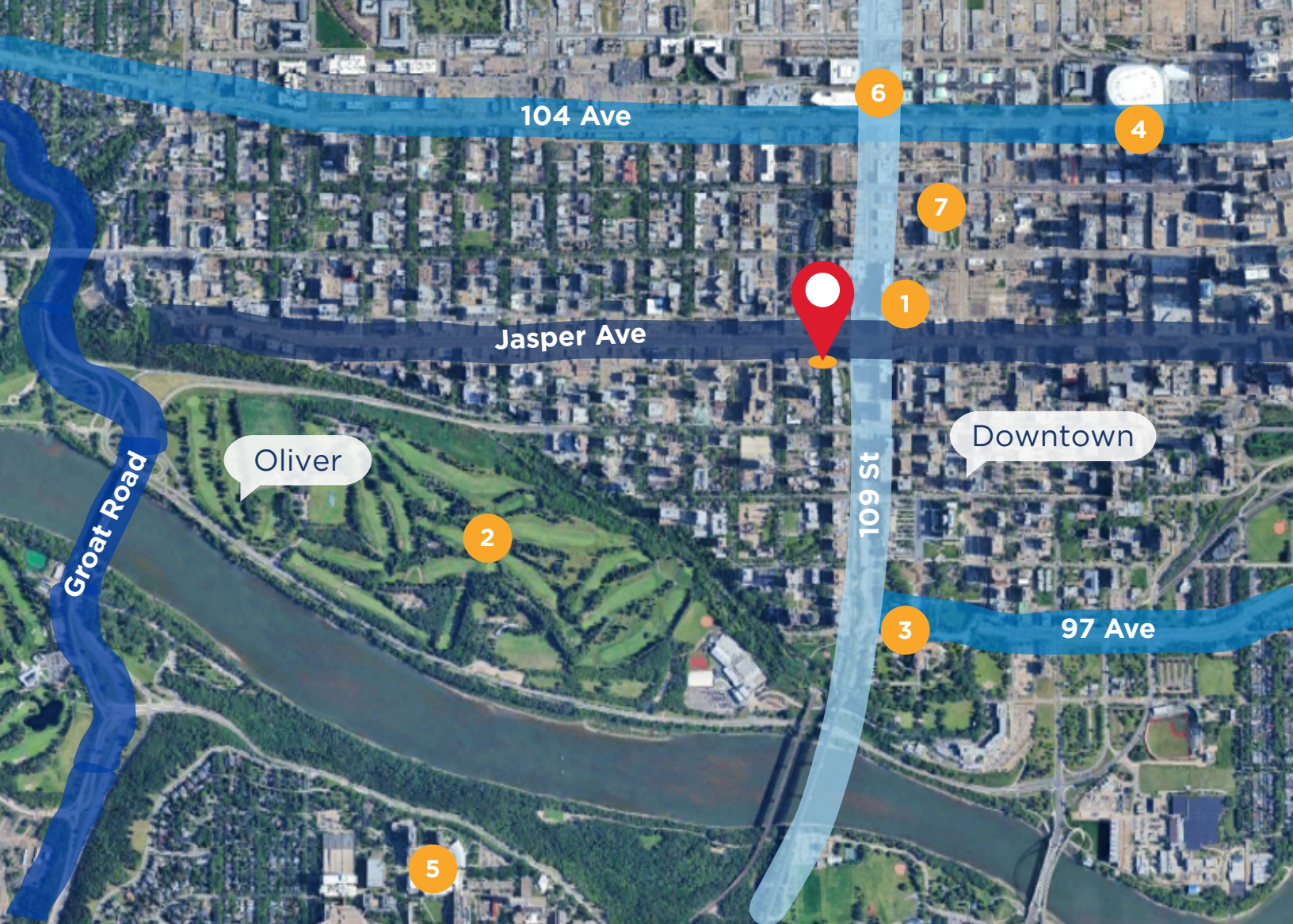
## NEIGHBOURHOOD MAP



## LEGEND

- 📍 10921 Jasper Ave NW





## DEMOGRAPHICS

With Edmonton's overall growth comes the growth of its student sector, this comes with a growing demand for housing. With MacEwan, Norquest and the University of Alberta all involved in construction projects for their campuses the growth is anticipated to continue which bodes well for properties such as 10921 Jasper Ave.

With the site's location in downtown along with close proximity to many active areas (parks, trails, recreation) this is a prime spot for young professionals.



### HOUSEHOLD

Individual: \$56,800  
Household: \$82,900



### POPULATION

14,562  
Downtown Area

1



2



3



4



5



6



7





# AREA

## RETAIL & LIFESTYLE AMENITIES

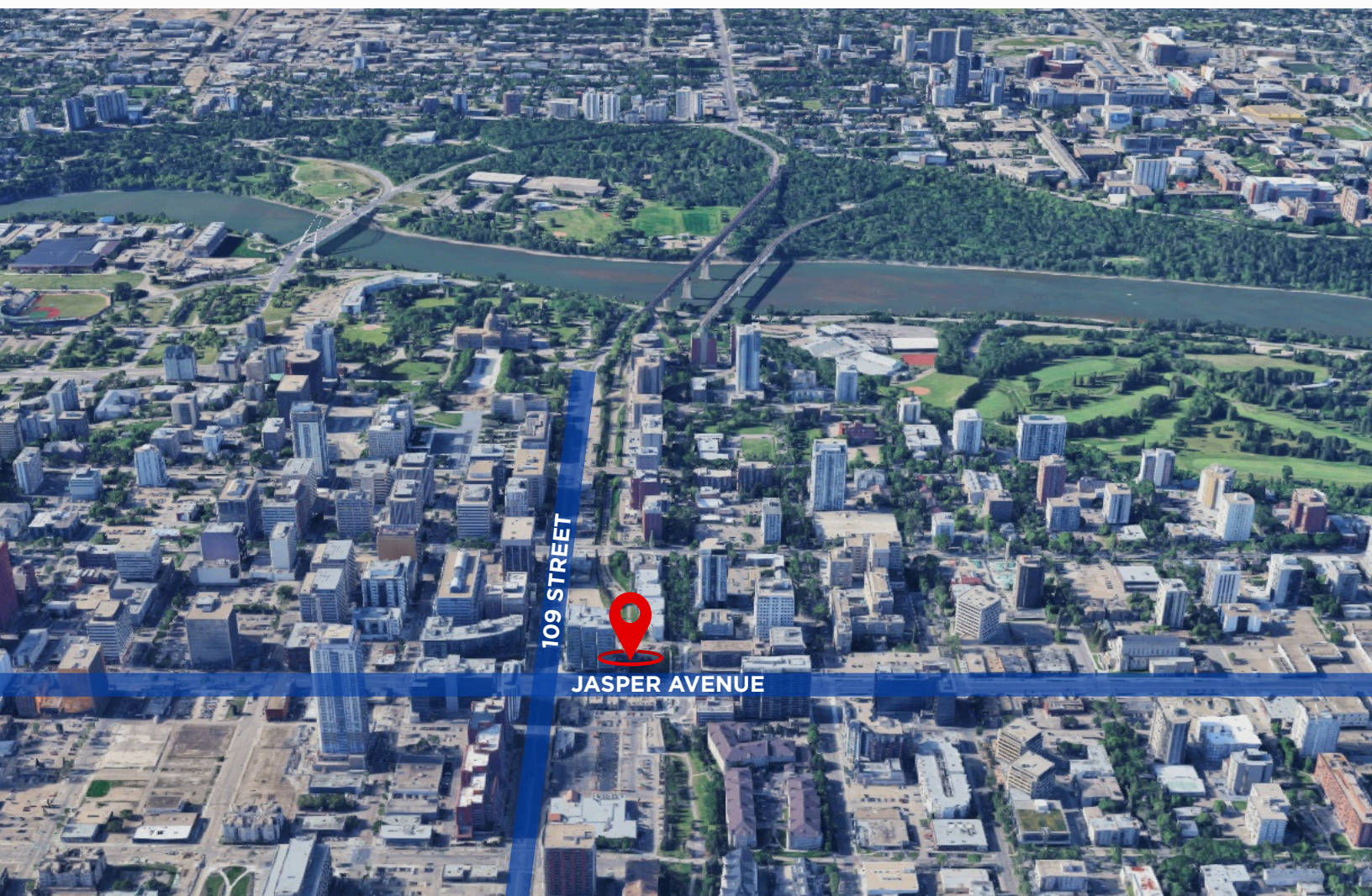
Railtown benefits from access to Save-on-Foods and numerous retail and service offerings—all within walking distance. Being in the heart of downtown, there are many amenities in the area.

## RECREATION & GREENSPACE

The site is close to local parks in the downtown area. The site is also close to the river valley, which hosts many parks and trails

## DEMOGRAPHICS & DEMAND

The neighbourhood of Downtown Edmonton hosts a population of around 14,562, with an average household income of \$82,900. Half of the population are married couples with the median age being 33. These would be younger families and professionals looking for lofts similar to the plans for Railtown 1 Land.



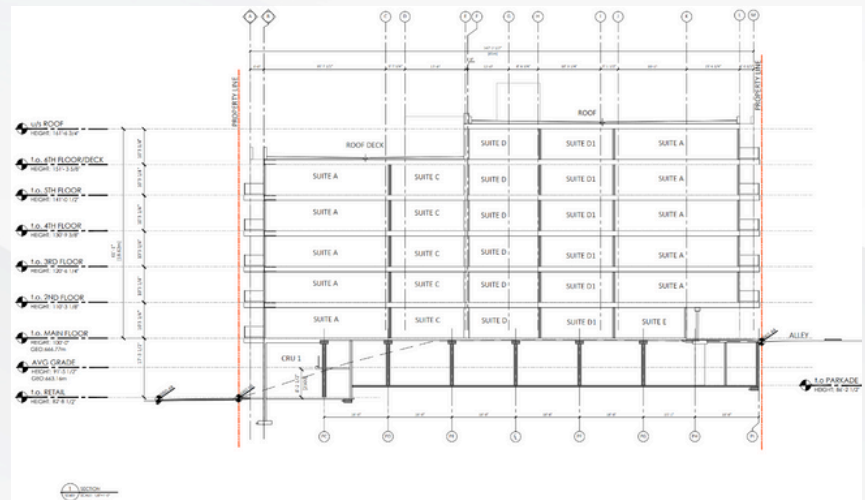
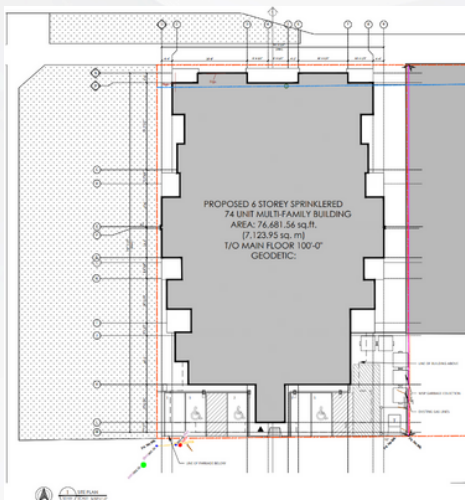


# SITE PLAN HIGHLIGHTS

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<b>Gross Building Area</b>	64,903 SF
<b>Net Leasable Area</b>	54,743 SF (Residential: 52,507 SF   Commercial: 2,236 SF)
<b>Building Floor Plate</b>	10,044 SF
<b>FAR</b>	3.96 (Max FAR: 7.00)
<b>Site Coverage</b>	64%
<b>Suite Count</b>	74 (1 Bedroom: 55 [74.3%]   2 Bedroom: 19 [25.7%])
<b>Amenity Area</b>	5,239 SF (Roof Deck: 1,507 SF   Private Balconies: 3,232 SF   2 <sup>nd</sup> Floor Amenity 499 SF)
<b>Parking</b>	33 Stalls (Underground: 28 Stalls   Surface: 5 Stalls)







## CONTACT FOR DETAILS

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