

FOR SALE

MUTTART URBAN DISTRICT

MIXED USE RESIDENTIAL DEVELOPMENT SITE
84 STREET & 109 AVENUE, EDMONTON, AB



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muttart
urban
district

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CBRE

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THE OFFERING

The Muttart Urban District offers the unique opportunity to purchase completely zoned and shovel ready development sites which offer true existing transit oriented development possibility. The District is comprised of 4 individually titled sites, each with their own characteristics and potential for urban development. Zoning allows for low, medium and high-rise residential development with the ability to incorporate limited commercial, office and service uses in appropriate areas. The District will feature two Pocket Parks/Plazas at the north and south tips, a vibrant commercial “Main Street” to create an enhanced urban community environment with strong pedestrian connections to the Stadium LRT Station via pedestrian-friendly streets and paths.

Municipal Address	10950 - 84 Street NW	
Proposed Site Area	Block 1: (pending) 2.38 Acres	
	Block 2: (sold) 2.06 Acres	
	Block 3: (pending) 1.62 Acres	
	Block 4: 1.41 Acres	
	Total:	5.41 Acres
Zoning	DC1 (Area 7) Stadium East Direct Development Control District	
Neighbourhood	Boyle Street	
Max Far	Block 1: 7.0	
	Blocks 3 & 4: 5.5	
Max Density	Block 1: 576 Units	Block 1: 576 Units
	Block 3: 366 Units	Block 3: 366 Units
	Block 4: 366 Units	Block 4: 366 Units
Max Height	Block 1: 120 m	
	Blocks 3 & 4: 100 m	



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LRT NETWORK PLAN

In June 2009, City Council adopted a long-term LRT Network Plan that defines the future size and scale of the regional LRT system- a low-floor, community-integrated transit system. The plan includes six lines extending to the northwest, northeast, east, southeast, south, and west.

Advantages of low-floor, urban style LRT include:

- + Building smaller-scale stops, spaced closer together
- + Step-free, easy access boarding
- + Supporting safe, pedestrian-friendly communities
- + Investing in landscaping, streetscaping, and architectural features to improve visual appeal and community integration

The existing Stadium LRT station provides REAL transit oriented development opportunity allowing for access to the Downtown core as well as the U of A, MacEwan University and NAIT student populations

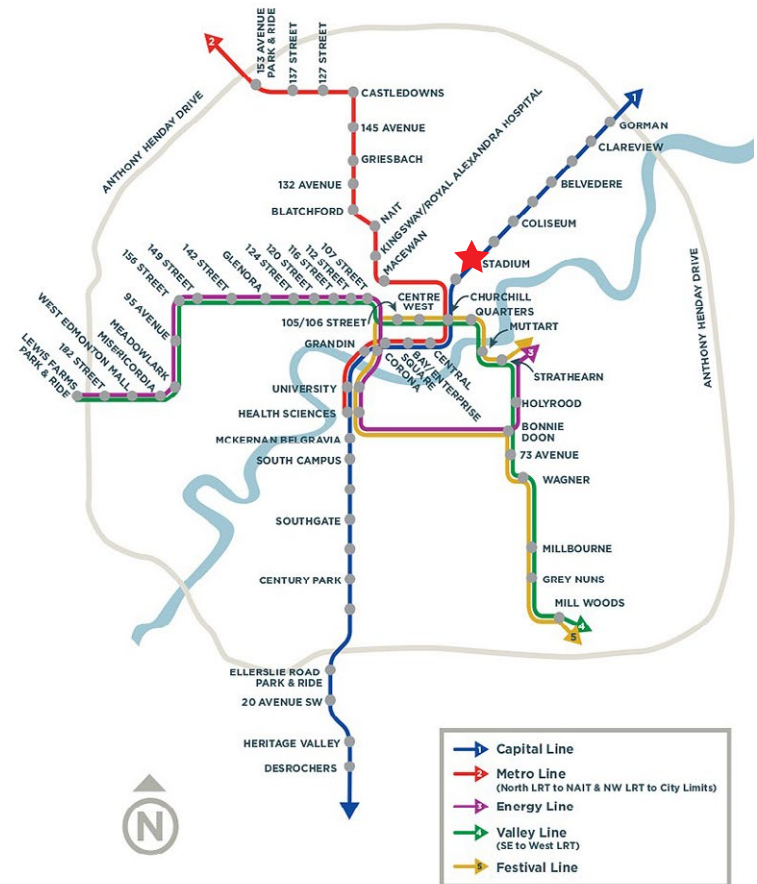
- + Stadium Station to Central Station (Downtown): 5 minutes
- + Stadium Station to University Station (U of A): 12 minutes
- + Stadium Station to MacEwan/Rogers Place Station: 8 minutes (estimate)
- + Stadium Station to NAIT Station: 12 minutes (estimate)
- + Stadium Station to Century Park Station (most southern stop): 25 minutes
- + Stadium Station to Clareview Station (most northern stop): 9 minutes



LIST PRICE

Please inquire for pricing.

CBRE Limited is the exclusive listing agent for the property. Expressions of interest to purchase will be dealt with when received.



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LOCATION HIGHLIGHTS

- + Close proximity (150 m) to Edmonton's river valley offering over 160km of multi-use trails and numerous parks.
- + Direct access to Jasper Avenue, a major East to West corridor through the Downtown core.
- + Walking distance to Commonwealth Stadium and Commonwealth Recreation Centre which has an aquatic center, field house, fitness center and gymnasium.
- + The Muttart Urban District is located in Boyle Street and part of The Quarters Area Redevelopment Plan. The District lays just east of Edmonton's financial district, Rogers Place and the ICE District.
- + Extensive redevelopment has occurred within the neighbourhood over the last 5 years including the addition of the Commonwealth Recreation Centre and adjacent residential construction.

	1 KM	3 KM	5 KM
2009 Estimated Total Population	10,366	71,588	191,805
2014 Estimated Total Population	10,325	72,195	193,073
2019 Projected Population	10,288	76,318	199,046
2009 - 2014 % Population Change	-0.4%	0.8%	0.7%
2014 - 2019 % Population Change	-.04%	5.7%	3.1%
2014 Estimated Households	5,160	34,413	95,224
2014 Estimated Average Persons Per Household	1.95	1.94	1.94
2014 Total Dwellings	5,150	34,413	95,224
2014 Owned Dwellings	1,816	14,893	46,435
2014 Rented Dwellings	3,334	19,520	48,789



CONTACT

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