

INVESTMENT OPPORTUNITY



THE  
JAMESON  
DEVELOPMENT LANDS

HIGH-DENSITY DEVELOPMENT OPPORTUNITY IN OLIVER



10211 - 121 STREET NW • EDMONTON





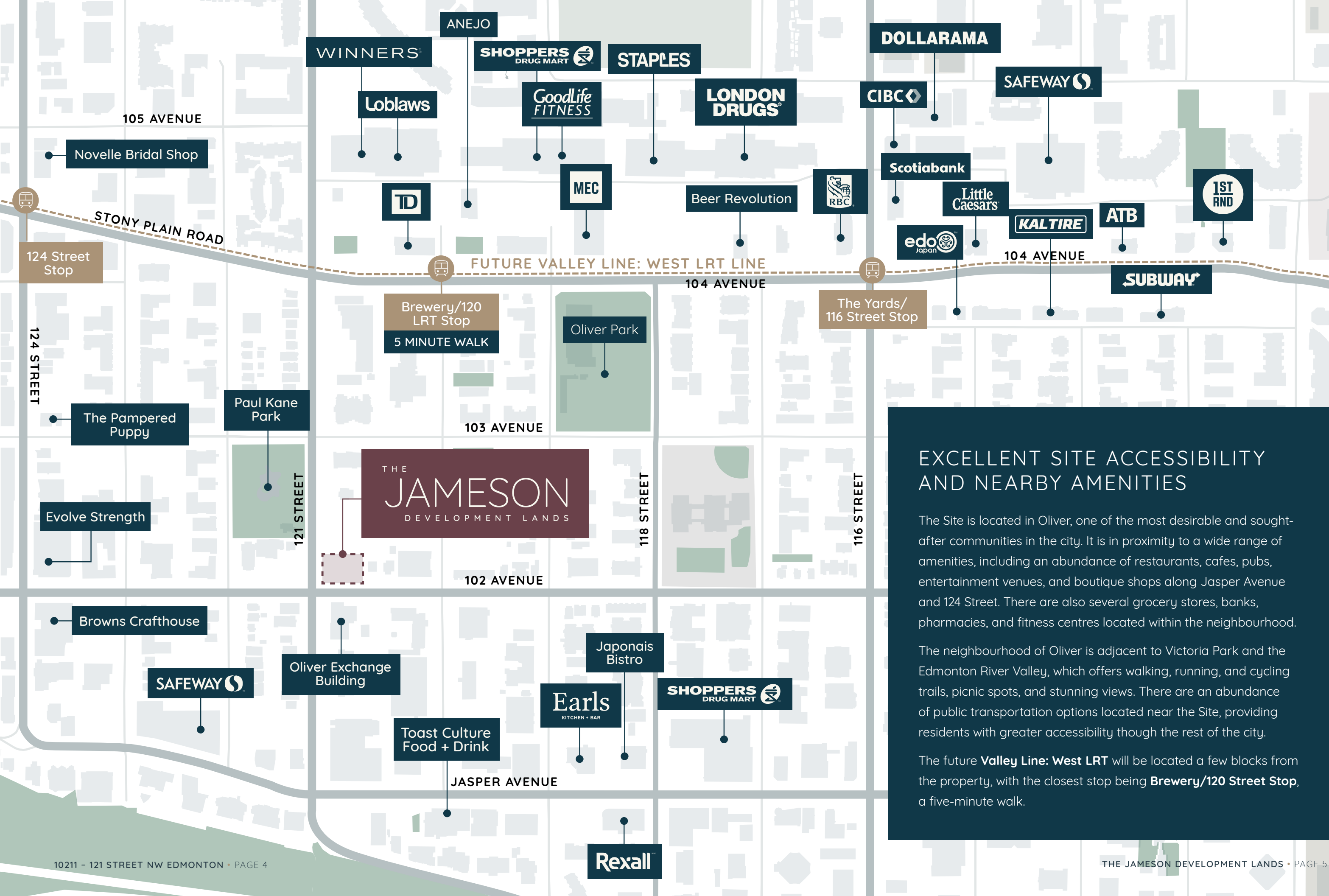
## THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor") is pleased to offer for sale a 100% freehold interest in **10211 - 121 Street NW** (the "Jameson Development Lands" or "Site") a 18,061 square foot ("SF"), transit-oriented, high-rise development site. The Site has undergone excavation and shoring, providing an incoming purchaser an opportunity to immediately resume construction.

Existing approved development plans for the Site permit a scalable, mixed-use project, known as **The Jameson**, which features a distinct 22-storey tower. The contemplated development comprises of approximately 150,001 SF of gross floor area ("GFA"), including 185 residential suites, along with 2,200 SF of main floor commercial and 2,600 SF of building amenities.

The Site is ideally situated in a highly desirable residential node directly west of Downtown Edmonton. The area is a pedestrian-friendly, mixed-use community with a wide array of amenities, including several retail options and parks. The Site presents an excellent opportunity for a developer to acquire a high-density development in one of Edmonton's best infill locations.





## EXCELLENT SITE ACCESSIBILITY AND NEARBY AMENITIES

The Site is located in Oliver, one of the most desirable and sought-after communities in the city. It is in proximity to a wide range of amenities, including an abundance of restaurants, cafes, pubs, entertainment venues, and boutique shops along Jasper Avenue and 124 Street. There are also several grocery stores, banks, pharmacies, and fitness centres located within the neighbourhood.

The neighbourhood of Oliver is adjacent to Victoria Park and the Edmonton River Valley, which offers walking, running, and cycling trails, picnic spots, and stunning views. There are an abundance of public transportation options located near the Site, providing residents with greater accessibility though the rest of the city.

The future **Valley Line: West LRT** will be located a few blocks from the property, with the closest stop being **Brewery/120 Street Stop**, a five-minute walk.





# SITE DETAILS

Municipal Address	10211 – 121 Street NW, Edmonton
Legal Address	Plan 2021196, Block 20, Lot 29A
Neighbourhood	Oliver
Site Size	18,061 SF
Zoning	Site Specific Development Control Provision (DC2 (1209))
Maximum F.A.R*	8.4
Maximum Dwellings	190

\*F.A.R. = Floor Area Ratio



CONCEPTUAL RENDERING







# DEVELOPMENT OPPORTUNITY

There is an opportunity for a Purchaser to take over the approved development of 185 residential suites and 124 underground parking stalls, along with approximately 2,200 SF of main floor commercial.

## PROPOSED AMENITIES



- ▶ A roof top terrace
- ▶ Communal kitchen
- ▶ Amenity lounge
- ▶ Dedicated bike storage and repair area
- ▶ Fitness centre
- ▶ Storage rooms

## KEY HIGHLIGHTS



- ▶ Building Permits Ready to be Issued
- ▶ Approved Development Concept
- ▶ Ability to Resume Construction Immediately
- ▶ Assumable Certificate of Insurance ("COI")
- ▶ Desirable Corner in Oliver
- ▶ Excavation & Shoring Substantially Complete

## CURRENT DEVELOPMENT CONCEPT

Site Area	18,061 SF
Height	22 Storeys (71m)
Total GFA	150,001 SF
Residential GFA	142,254 SF
Retail GFA	2,200 SF
Amenity GFA	2,600 SF
Net Residential Leasable Area	120,009 SF
Residential Suites	185
Average Suite Size	652 SF
Underground Parking	124 Stalls / 3 Levels





THE  
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# OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire The Jameson Development Lands.

Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Site. **The Site is being offered with a list price of \$5,500,000.00. All expressions of interest to purchase the Site will be dealt with as received.**

All inquiries regarding the Site should be directed to:

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