

Clifton Place

DEVELOPMENT OPPORTUNITY

± 39,289 Square Feet Offering 270°
of River Valley Canvas



10123/27/31
CLIFTON PLACE NW,
EDMONTON, ALBERTA



Comprising approximately 39,289 square feet of exceptional real estate, the Clifton Place Development Opportunity represents a once-in-a-lifetime development opportunity featuring unrivalled views of Edmonton's river valley.

Development Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisory Group") is pleased to offer for sale a 100% freehold interest in **CLIFTON PLACE DEVELOPMENT OPPORTUNITY** (the "Site" and/or the "Offering") located at 10123/27/31 Clifton Place NW in Edmonton, Alberta. Clifton Place Development Opportunity is **an extraordinary land opportunity** that commands an irreplaceable location atop Edmonton's river valley with stunning, unobstructed views.

The Offering is being listed with an asking price of \$9,750,000 (~\$248 PSF).

The Site presents a rare opportunity to acquire a development-ready site with approved zoning for up to 88 large residential units in one of Edmonton's most prestigious and desirable neighbourhoods.

Site Details

	MUNICIPAL ADDRESSES 10123/27/31 Clifton Place NW, Edmonton, Alberta		LEGAL DESCRIPTION Plan 577MC, Block 39, Lot 14 Plan 2955EO, Block B, Lots 7 & 8
	CURRENT ZONING Site Specific Development Control Provision (DC2 (1186))		NEIGHBOURHOOD Westmount
	TOTAL SITE SIZE ± 39,289 SF (0.90 Acres)		MAXIMUM FLOOR AREA RATIO 3.6
	MAXIMUM BUILDABLE SF 141,440		MAXIMUM HEIGHT 78 Metres
	MAXIMUM DWELLINGS 88		ASKING PRICE \$9,750,000 (~\$248 PSF)



Development Highlights

IRREPLACEABLE RIVER VALLEY LOCATION

The Site's position provides immediate access to Edmonton's extensive river valley trail system, recognized as North America's largest urban parkland. **Residents will enjoy direct connectivity to over 160 kilometres of trails for cycling, running, and year-round recreation.**

Located just west of Downtown Edmonton, the Site benefits from immediate access to trendy retail, dining establishments, parks, playgrounds, and numerous recreational facilities. **The Site's singular position atop the river valley ensures permanently unimpeded views of**

the North Saskatchewan River and its park systems, North America's largest contiguous urban parkland.

Easy access to public transit is provided through bus stops along 102 Avenue, and the new Valley Line West LRT (projected for 2028) will be just a nine-minute walk away. Arterial roadways including Jasper Avenue, 102 Avenue, and 124 Street are immediately accessible, ensuring seamless connectivity throughout Edmonton.

DRIVE TIMES

CLIFTON PLACE DEVELOPMENT OPPORTUNITY

2 MINUTES

124 High Street Retail Corridor

6 MINUTES

Brewery District/Unity Square

8 MINUTES

MacEwan University

10 MINUTES

Royal Mayfair Golf Club

10 MINUTES

University of Alberta

11 MINUTES

Royal Glenora Club

11 MINUTES

Victoria Golf Course

13 MINUTES

Central Business District

Situated in an unrivaled position overlooking Edmonton's river valley, the Clifton Place Development Opportunity represents a top-tier land acquisition featuring **panoramic, uninterrupted views.**

APPROVED SITE-SPECIFIC ZONING

The Site benefits from approved **Site Specific Development Control Provision (DC2 (1186))** zoning, specifically designed to accommodate a comprehensive redevelopment into a mixed-use site, primarily residential, with row housing and high-rise apartment housing options.

The approved zoning allows for up to 88 dwelling units with a maximum height of 78 metres, providing significant density while maintaining design standards that ensure integration with

the surrounding neighbourhood. The built form is designed to achieve a high standard of appearance through the use of a slim high-rise tower setback on a low-rise podium, enhanced pedestrian connectivity, and ground-oriented residential frontages.

This pre-approved zoning significantly de-risks the development process and accelerates the timeline to construction, providing immediate value to a purchaser.



DIVERSE MARKET APPEAL

The Site's location and zoning provide exceptional flexibility for developers. The area demographics support a variety of product types, from high-end luxury condominium development to purpose-built rental and seniors housing, affording significant optionality to maximize the utility of the site.

The Westmount neighbourhood attracts professionals, young families, and empty nesters who value walkability, natural amenities, and proximity to downtown. This diverse demographic profile creates strong demand across multiple residential segments.

DEMOGRAPHICS	1 KM	3 KM	5 KM
2026 TOTAL POPULATION	13,012	99,842	220,581
NUMBER OF HOUSEHOLDS	7,409	51,685	105,528
AVERAGE HOUSEHOLD INCOME	\$104,180	\$104,040	\$105,080
2026–2031 PROJECTED ANNUAL POPULATION GROWTH RATE	2.51%	2.09%	2.00%

Source: Esri ArcGIS, 2026 data

HOLDING INCOME DURING PLANNING

The Clifton Place Development Opportunity is currently improved with three estate homes that provide the opportunity to generate rental income during planning and approval stages prior to development. This unique feature mitigates holding costs and provides cash flow stability while a developer refines their vision for the site.

The existing improvements offer flexibility and reduce carrying costs during the pre-construction phase, a significant advantage in today’s development climate.









Offering Process

The Site is being offered to market at a list price of \$9,750,000 (~\$248 PSF).

This represents an exceptional opportunity to acquire a development-ready site with approved zoning in one of Edmonton's most prestigious locations.

All inquiries regarding the Site should be directed to the Advisory Group:

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