

121 ST LANDS

High-Density Development Opportunity in
the Neighbourhood of Wîhkwêntôwin

10211 - 121 Street NW • Edmonton





121ST LANDS

102 Avenue

121 Street

the offering

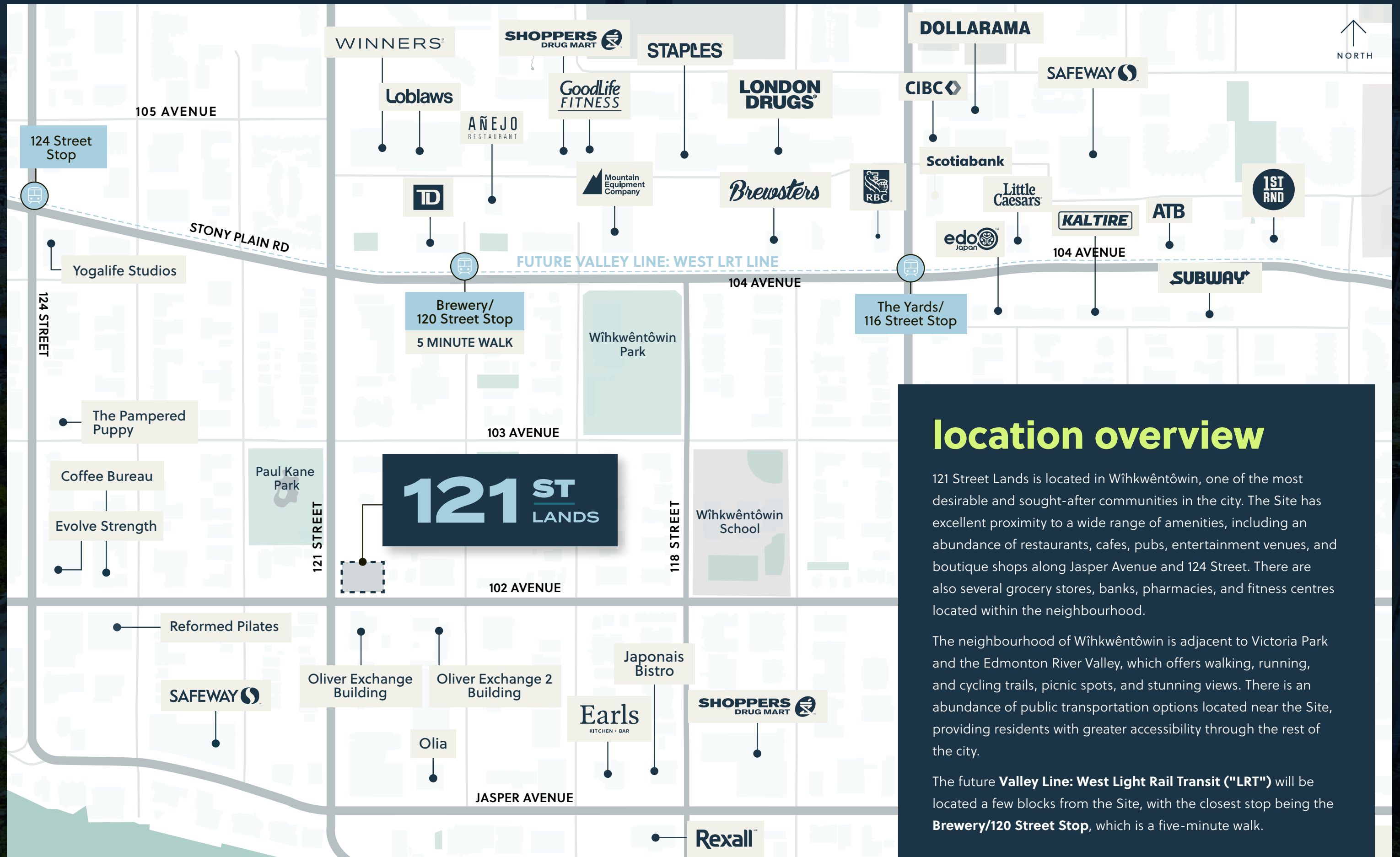
Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor") is pleased to offer for sale a 100% freehold interest in **121 Street Lands**, located at **10211 - 121 Street NW** in Edmonton, Alberta (the "Site").

121 Street Lands is an 18,061 square foot ("SF"), future transit-oriented, shovel-ready, high-rise development parcel located in the neighbourhood of Wîhkwêntôwin (formerly called Oliver). The Site has undergone excavation and shoring, providing an incoming purchaser an opportunity to fast-track 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 retail commercial and 2,600 SF of building amenities.

Wîhkwêntôwin 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.

The Site is being offered to the market at a list price of \$4,000,000. Any inquiries regarding the Site should be directed to the Advisors.



location overview

121 Street Lands is located in Wihkwêntôwin, one of the most desirable and sought-after communities in the city. The Site has excellent 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 Wihkwêntôwin is adjacent to Victoria Park and the Edmonton River Valley, which offers walking, running, and cycling trails, picnic spots, and stunning views. There is an abundance of public transportation options located near the Site, providing residents with greater accessibility through the rest of the city.

The future **Valley Line: West Light Rail Transit ("LRT")** will be located a few blocks from the Site, with the closest stop being the **Brewery/120 Street Stop**, which is a five-minute walk.



site details

Municipal Address	10211 - 121 Street NW, Edmonton
Legal Address	Plan 2021196, Block 20, Lot 29A
Neighbourhood	Wìhkwêntôwin
Site Size	18,061 SF
Zoning	Site Specific Development Control Provision (DC2.1209)
Maximum F.A.R*	8.4
Maximum Dwellings	190
Asking Price	\$4,000,000

*F.A.R. = Floor Area Ratio



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
- Desirable corner across from Oliver Exchange Building and Oliver Exchange 2 Building
- Excavation & shoring substantially complete

current development concept

Site Size	18,061 SF
Height	22 Storeys (71 m)
Total GFA	150,001 SF
Residential GFA	142,254 SF
Main Floor 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





offering process

JLL Capital Markets' Multifamily Team has been exclusively retained to seek proposals to acquire 121 Street Lands.

The Site is being offered to the market at a list price of \$4,000,000. 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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