



JUDICIAL LISTING

CASCADIA LANDS

10008 - 109 Street NW, Edmonton, Alberta

MIXED-USE REDEVELOPMENT SITE





KINGSWAY MALL

COMMONWEALTH STADIUM

KINNAIRD PARK

HIGHLANDS GOLF CLUB

RUNDLE PARK

ROYAL ALEXANDRA HOSPITAL

ALBERTA LEGISLATURE GROUNDS

BREWERY DISTRICT

ICE DISTRICT

ROYAL GLENORA CLUB

VICTORIA PARK GOLF COURSE

DOWNTOWN EDMONTON

NORTH SASKATCHEWAN RIVER



INVESTMENT OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a 100% freehold interest in 10008 109 Street NW (the "Cascadia Lands", the "Property", or the "Site") a 48,583 square foot ("SF") mixed-use redevelopment site that commands a prime, high-exposure corner in Downtown Edmonton. The redevelopment site is currently improved with two attached commercial buildings and a paved surface parking lot.

The Site is being offered with a list price of \$6,336,000 (\$130.42 PSF). The Site is available to prospective purchasers free and clear of any financial encumbrances. No offer, regardless of form or content, will create any binding legal obligation upon the Vendor or the Advisor until fully executed by the Vendor and Purchaser. Please sign and return the Confidentiality Agreement ("CA") for JLL Data Room Access. All Offers to Purchase will require a Court approved Schedule "A" to the Offer to Purchase and must be subject to Court Approval.

For more information about the Site, please reach out to the Advisors below.

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INVESTMENT HIGHLIGHTS

EXCELLENT DOWNTOWN EDMONTON LOCATION

The Cascadia Lands occupies the corner of 100 Avenue NW and 109 Street NW, one of Edmonton's busiest and most visible intersections at the convergence of three of the city's most influential districts: Ice District, the Government District, and the Business District. Positioned on 109 Street NW, a primary north-south arterial route with direct access across the city, the site enjoys continuous exposure to over 34,508 vehicles per day.

The Site's immediate access to a wide range of amenities makes it a highly desirable location. Nearby there are many major employers, an abundance of shops, restaurants, and entertainment venues, with financial institutions, government offices, and entertainment venues within walking distance. The Site benefits from proximity to the river valley trail system, Victoria Park, and a wide range of retail and dining options along Jasper Avenue and 104 Street NW providing ultimate lifestyle driven benefits. Additionally, the Cascadia Lands is served by frequent bus routes on 109 Street NW and 100 Avenue NW and is within a 2-minute walk of Corona and Grandin LRT stations, offering direct transit access across Edmonton.

DOWNTOWN DEMOGRAPHICS	 Total Population 25,613	 Median Age 35.3
	 Average Household Income \$86,943	 5 Year Annual Population Growth 4.0%

*Within 1 Kilometer from the Site





INVESTMENT HIGHLIGHTS


CONVERGENCE OF PRIEMER HUBS

Cascadia Lands is strategically positioned between Edmonton's downtown core, Government District, and the river valley, connecting the city's most significant hubs.


Surrounded by major landmarks, a dense residential base, and a strong daytime population, Cascadia Lands offers unmatched access to amenities. Major employers, shops, financial institutions, restaurants, and entertainment are just steps away. Additionally, Jasper Avenue, 104 Street, and the nearby river valley trail system enhance the lifestyle appeal, while frequent bus service and close proximity to Corona and Government Centre LRT stations ensure connectivity throughout Edmonton.

Commute Times

Location	Time
Alberta Legislative Grounds	12 Min 
River Valley	18 Min 
Jasper Ave	3 Min 
Ice District	5 Min 



Daytime Population
134,532*



Vehicles Per Day
~34,508

*Within 2 Kilometers from the Site





2 MINUTE WALK TO THE CORONA STATION

2 MINUTE WALK TO THE GOVERNMENT CENTRE STATION






LEGEND

- Capital LRT Line (In Operation)
- Metro LRT Line (In Operation)
- Future Valley West LRT Line
- Valley LRT Line (In Operation)

INVESTMENT HIGHLIGHTS

EXCELLENT CONNECTIVITY

Cascadia Lands delivers outstanding connectivity, with both Corona and Government Centre LRT stations just minutes away, putting rapid transit to downtown, the University of Alberta, and major hubs within easy reach. Jasper Avenue, frequent bus routes, and dedicated bike lanes further enhance mobility, making daily commuting simple and efficient. Immediate access to the river valley trail system also opens up cycling and recreation options, ensuring excellent mobility for residents, employees, and visitors alike.

 94 Walk Score	 87 Bike Score	 83 Transit Score
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INVESTMENT HIGHLIGHTS

IN-PLACE HOLDING INCOME

With stable income from its surface parking lot and digital signage, the Cascadia Lands provides crucial stability for a developer. This revenue stream mitigates holding risk and allows for valuable flexibility in the development timeline.



FLEXIBLE COMMERCIAL MIXED-USE ZONING (CMU)

The property's flexible Commercial Mixed-Use (CMU) zoning permits a wide range of development options, including retail, office, and residential. This provides a developer with significant optionality to pivot or adapt their project based on market demand, ensuring the site can support diverse uses and maximize long-term value.

SITE DETAILS

MUNICIPAL ADDRESS	10008 - 109 Street NW
LEGAL ADDRESS	Plan 0821851; Block 9; Lot 58A
NEIGHBOURHOOD	Downtown
SITE SIZE	48,583 SF (1.12 Acres)
ZONING	Commercial Mixed-Use (CMU)
MAX FAR*	7.0
MAX BUILDABLE SF	340,081
MAXIMUM HEIGHT	70 Metres

*FAR = FLOOR AREA RATIO

Downtown Mixed-Use
Redevelopment Opportunity

10008 109 STREET NW,
EDMONTON, ALBERTA



CASCADIA
LANDS



Jones Lang Lasalle Real Estate Services, Inc. (“JLL” and/or the “Advisor”) has been exclusively retained by the Court of Kings Bench of Alberta as the Court appointed listing for the sale of 10008 109 Street NW, Edmonton, AB.

The Site is being offered to market at a list price of \$6,336,000 (\$130.42 PSF). Expressions of interest will be reviewed as received. All Offers to Purchase will require a Court approved Schedule “A” to the Offer to Purchase and must be subject to Court approval.

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