

FOR SALE – COMMERCIAL / RETAIL LAND

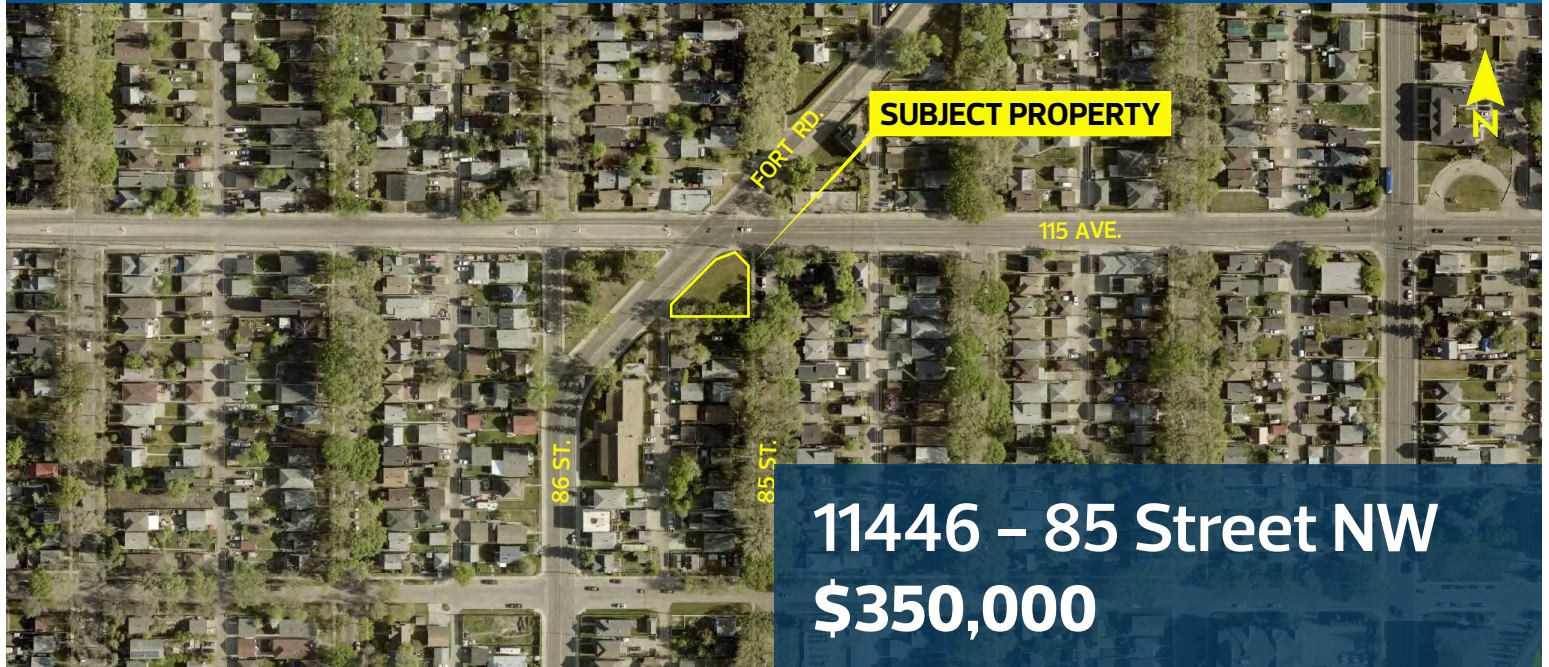
PARKDALE

Edmonton

FILE#: CS200032-SB

HOLDING#: 830692/630693

LAST UPDATE: July 2026



11446 – 85 Street NW
\$350,000

Property Type:	Commercial/Retail Land
Neighbourhood:	Parkdale
Sector:	North East Central
Legal Description:	Plan RN50; Block 93; Lots 11-12
Total Land Area:	8,276 sq.ft. or 0.19 acres (more or less)
Existing Land Use Zone:	CN – Neighbourhood Commercial Zone
Tax Roll Number:	10309538 & 10309536
Estimated Taxes 2026: (subject to verification by Assessment and Taxation)	Not Available
Annual Local Imp. Charges:	Not Available
Transaction Type:	Sale

This property offers an opportunity to develop a commercial property with direct exposure along Fort Road / 115 Avenue. The lot is zoned **Neighbourhood Commercial Zone (CN)**, and is located within the Parkdale Neighbourhood. The site is located between the Stadium and Coliseum LRT Stations and directly across Edgar Millen Park. The site is less than 1 km west of **Edmonton's Exhibition Lands** development project, which will transform 200 acres into a transit-oriented development. The commercial zoning on the site allows for a wide variety of retail and office uses.

All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development, will be borne by the Buyer. Please note that there is an existing access from the site to Fort Road near the 115 Avenue intersection. This access will be required to be removed with the sidewalk, curb and gutter reconstructed and the boulevard restored to grass when the site is developed.

Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate and Land Development

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

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ADDITIONAL INFORMATION AND STUDIES:

- [CN – Neighbourhood Commercial Zone](#)
- [Edmonton Exhibition Lands](#)
- [Parking Rules for New Homes and Businesses](#)



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CONDITIONS OF SALE

1. All sales are subject to approval of the Branch Manager of Real Estate and Land Development, Infrastructure Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement. Among other things, the agreement will contain the following requirements and conditions:
 - ▶ The Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date, phasing dependent.
 - ▶ The Buyer's development must use 25% less energy than a typical new similar development, as certified by the project architect or engineer upon completion.
 - ▶ Provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of 10% of the purchase price. This is tied to the completion of the development within 4 years of closing and achieving the required energy efficiency requirements.
3. All costs associated with the development of this site will be borne by the Buyer, including roadway modifications, upgrading and modification/relocation of existing services.
4. The site is being sold on a strictly "as is, where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the site are taken and relied upon at the Applicant's sole risk; the Applicant has an obligation to ascertain the accuracy of all such information.
5. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.

PURCHASE PROCESS

1. All interested parties must submit a buyer's application form to the City. The City will contact the selected applicant(s) to further negotiate and formalize a Sale Agreement.

To submit an offer to purchase this property, please complete the [buyer's application form](#) and send it to the City.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

"CS200032 – Parkdale CN – Submission"

or Mail to:

Attn: Supervisor, Property Sales
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. Successful proponents will have 90 days from receipt of the sale agreement to return the executed document, or the City will proceed to the next offer or relist the property.

115 AVE.

