

**Area Demographics:**

**Drive Times:**

- Total Population: 49,103
- Total Households: 15,325
- Avg Household Size: 3.3
- Avg Household Income: \$112,209
- Median Age: 33.8

- Beaumont: 10 Minutes
- Meadows Recreation Centre: 10 Minutes
- Ellerslie: 10 Minutes
- Edmonton International Airport: 15 Minutes
- South Edmonton Common: 20 Minutes

\*Above statistics are for a 5 km radius from Property. Source: CoStar

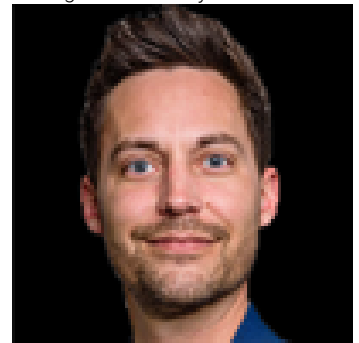
# Edmonton Alberta

\$8,500,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Offering 150 ? acres of development land for sale in southeast Edmonton. Located directly south of the approved Decoteau Area Structure Plan (ASP), this parcel presents a prime investment opportunity, positioning it to benefit from Edmonton's continued growth and expanding population. Unlike raw development land, this parcel offers multiple established income streams already in place, including a successful RV storage operation, Quonset and yard leases, and an estate residence. This provides investors with the ability to place capital into a tangible asset that generates revenue today while holding for future appreciation and redevelopment opportunities.

(id:6769)

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



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