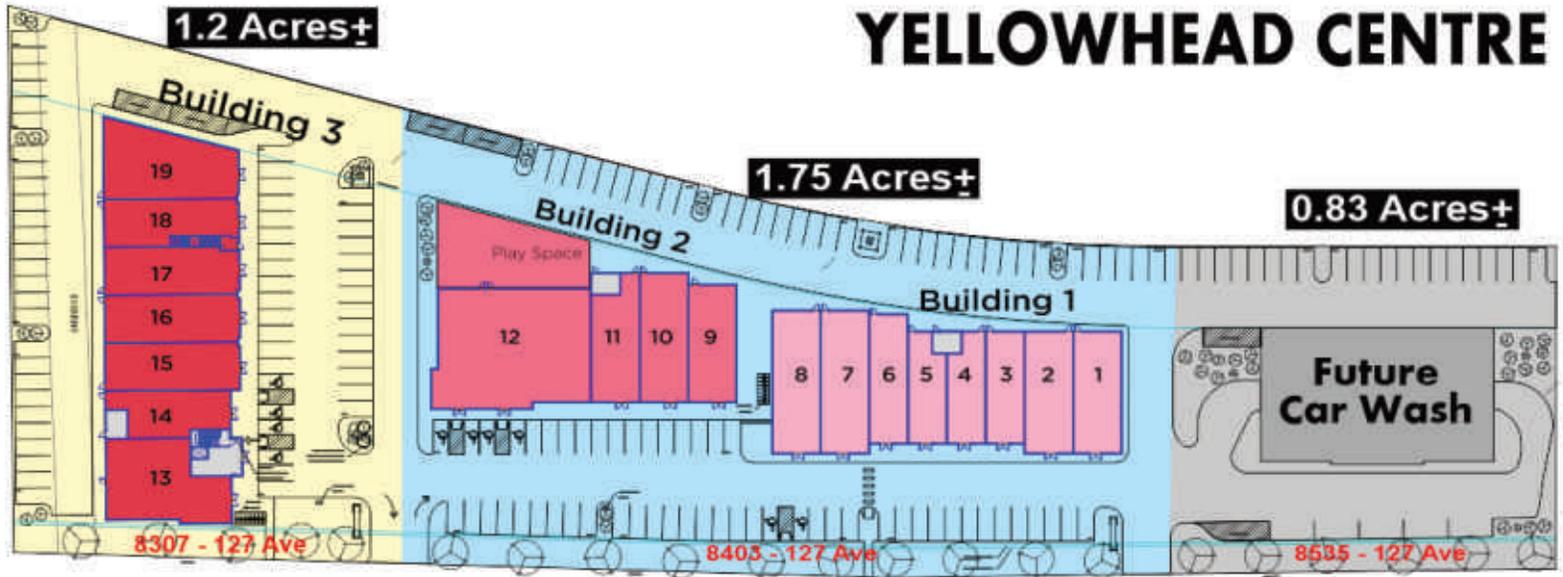


# Yellowhead Commercial Corridor

8307 127 Ave, Edmonton Alberta T5E 0A7

**Land for Sale / Lease or Built to Suit**



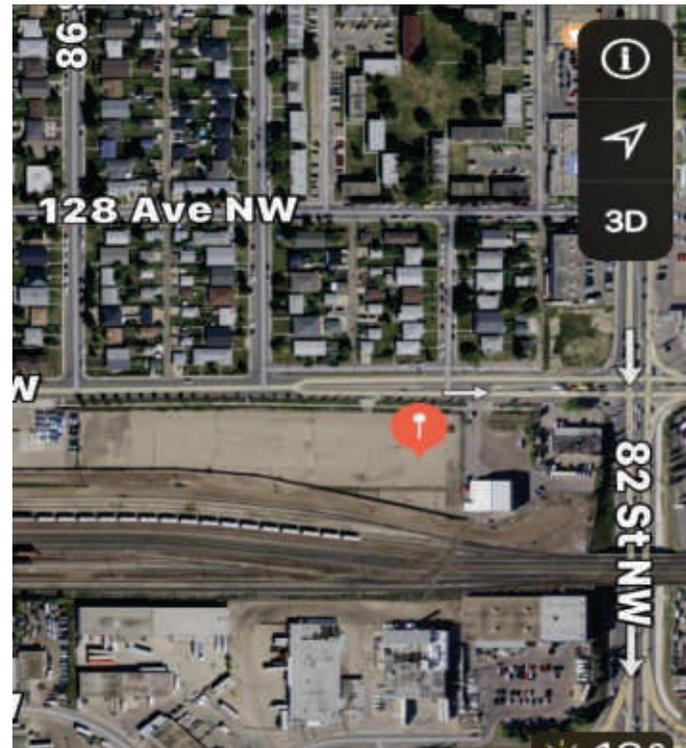
## PROPERTY HIGHLIGHTS:

**FULLY SERVICED CB2 LAND For SALE/LEASE or BUILT TO SUIT** Right on 127 Avenue. 3 Separate Titles on 3.77 Acre Site. Can be sold together or individually. 8307 127 Avenue - 1.21 Acres (Ready Plans for 2 Story Building with Permit). 8403 127 Avenue - 1.74 Acres (Ready Plans for 2 Single Level Buildings). 8503 127 Avenue - .82 Acres (Ready Plan for Car Wash). Located in the Heart of the Yellowhead Corridor. HIGH TRAFFIC COUNT, High Density in Mature Neighbourhood. Great & Rare Opportunity to Purchase Land or Build to Suit. (1.2M/Acre)

**\$4,524,000**

**MLS®:E4172292**

8307 127 AV NW  
Edmonton, Alberta T5E0A1



Maxwell Polaris-Commercial  
4107 99 Street  
Edmonton, AB T6E 3N4  
Office: 780-450-6300

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### EDMONTON ADVANTAGE

#### DEMOGRAPHICS

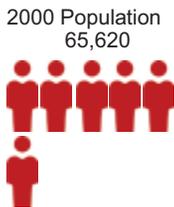
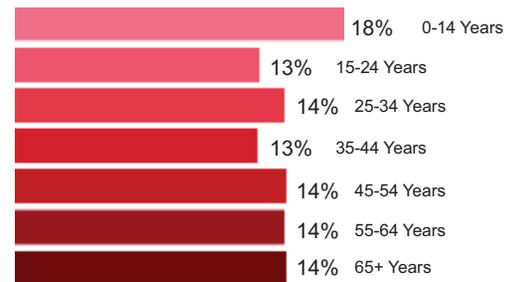
Edmonton is the largest municipality in terms of population and land base in the Edmonton Metropolitan Region, seeing a population increase of 10% from 2000 to 2017. Its current population is over 1,426,743 (2019) and continues to see strong growth. The City has a young population with an average age of 36, supplemented with high household incomes, averaging at \$87,225.

- An average of 82 people are moving to Edmonton every day
- 31% of the population is under 25 years of age
- Edmonton represents 30% of the province's population and 40% of Alberta's GDP

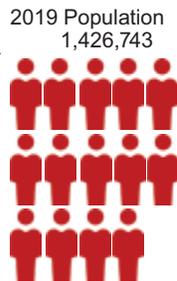


Median household income in Edmonton  
\$87,225

#### HOUSEHOLD TOTAL INCOME IN 2015



71,638  
New People  
Per Year



**36**  
EDMONTON  
MEDIAN  
AGE

**37**  
ALBERTA  
MEDIAN  
AGE

**2.5**  
EDMONTON  
AVG CENSUS  
FAMILY SIZE



**2.6**  
ALBERTA  
AVG CENSUS  
FAMILY SIZE

### EDMONTON ADVANTAGE

#### EDMONTON EDUCATION, LABOUR, AND EMPLOYMENT



57% of residents have some form of post-secondary education

Edmonton residents' top fields of study are:



Architecture, Engineering, and Related Technologies



Business, Management, and Public Administration



Health and Related Fields

Labour Force (2016)	537,755
Employed (2016)	490,665
Unemployed (2016)	47,090
Unemployment Rate (2016)	8.8%

Edmonton residents are most commonly employed in:



Sales and Services



Business, Finance, and Administration Occupations



Trades, Transport, and related fields



Education, Law and Social, Community and Government Services



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### YELLOWHEAD ADVANTAGE

Located within a minute of Yellowhead Trail, the Yellowhead Commercial Corridor is an optimal location for commercial development because of its high visibility and commuter volumes. The nearby intersection of 82 Street and 125 Avenue reports an average weekday traffic volume of over 31,000 vehicles (2016). The commercial development is within 5 minutes of many residential neighbourhoods within Edmonton, including Killarney, Balwin, Glengarry, Eastwood, Elmwood Park, and Delwood. These neighbourhoods have over 19,000 residents

### LOCATION FEATURES

- Direct access off of 82 street, an arterial roadway
- Less than a minute from Yellowhead Trail
- 15 Minutes from Anthony Henday Drive
- 15 Minutes from Downtown Edmonton



### REGIONAL ADVANTAGE

Edmonton is a member of the Edmonton Metropolitan Region Board, and is designated as the metropolitan core. As a member of the Region Board, Edmonton works with its member communities to promote the region globally, and to attract and retain business investment and trade for the region.

The Edmonton Metropolitan Region houses a population of 1.36 million and is the second fastest growing region in Canada. Despite the current oil and gas downturn, the Metropolitan Region is anticipated to continue to grow with a population projected up to 2.2 million in the next 30 years.



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