



NORTHWEST CROSSING

EDMONTON, ALBERTA

10 acres for sale in Canada's fastest-growing city

EXCITING DEVELOPMENT OPPORTUNITY

FASTEST-GROWING MAJOR CITY IN CANADA

With a metropolitan population of more than 1.3 million, Edmonton is currently the third largest city in the Western half of Canada and the fastest growing in all of Canada.

AFFLUENT POPULATION

Edmonton has a high average household income of \$88,900 which is well above Canada's average, and the city's diverse economy continues to thrive.

NEAR ST. ALBERT

Located just north of Edmonton and Northwest Crossing, the city of St Albert boasts the third highest average household income in Alberta at \$136,000.

CAPITAL CITY OF ALBERTA

Edmonton is the capital city of the province of Alberta and enjoys a diverse economy. It is also a major transportation hub for the region.





St. Albert

Anthony Henday Drive

Mistatim Road

Mark Messier Trail

137 Ave

NORTHWEST CROSSING

WHERE TWO CITIES MEET

INTERSECTION BETWEEN TWO CITIES

Northwest Crossing is located in the major city of Edmonton but is also close to the neighbouring city of St Albert. The main commuter route for residents of St Albert to travel to work in Edmonton runs right past this 10 acre parcel of land.

DEVELOPMENT-READY

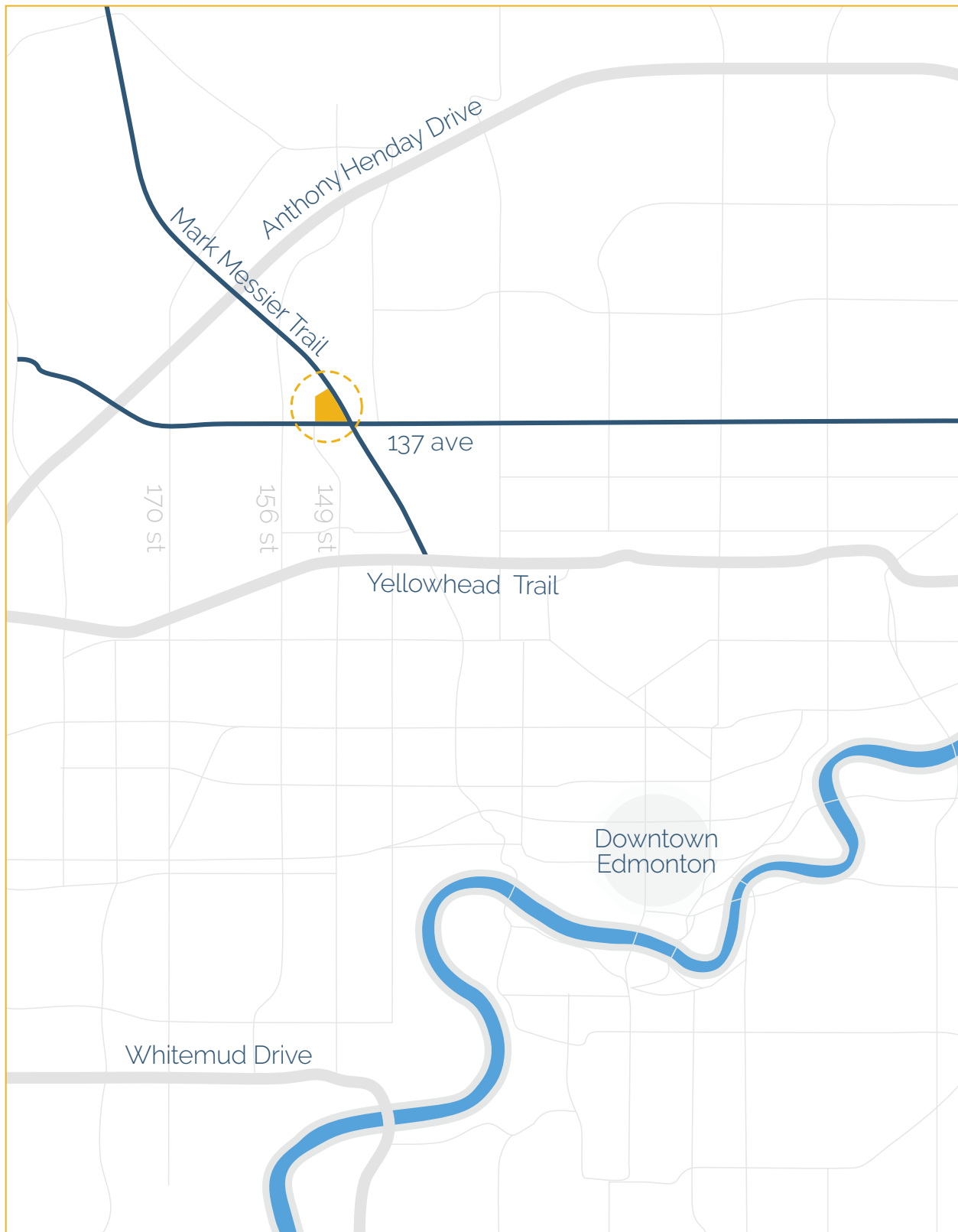
This 10-acre parcel is serviced and zoned with a comprehensive commercial zoning (CB2). The land is ready for immediate development.

DIVERSE COMMERCIAL PROJECT

The additional 17 acres of the Northwest Crossing project are comprised of a cohesive mix of office, retail, and service-oriented businesses. The site is home to a large hotel, a national gas station, a national quick-service restaurant, and a range of other businesses.

ADJACENT TO MAJOR FREEWAYS

Northwest Crossing can easily be accessed from two of Edmonton's largest freeways: Anthony Henday Drive and Yellowhead Trail. This 10-acre parcel also has excellent and immediate visibility from two major arterial roads: Mark Messier Trail and 137 Ave, which collectively boast a count of approximately 70,000 vehicles per day.



Northwest Crossing is immediately adjacent to 3 of Edmonton's busiest commuter routes and is located only 19 minutes from Downtown Edmonton.

DEMOGRAPHIC STATISTICS

SIGNIFICANT DAYTIME POPULATION

This is a popular working and shopping area with many large businesses and commercial developments nearby. In fact, the daytime population within a 5km radius from Northwest Crossing is over 100,000.

EDMONTON

Metropolitan Population

1.3 million

Avg Household Income

\$88,900

ST ALBERT

Population

64,645

Avg Household Income

\$136,000

BUSINESS DEMOGRAPHICS (5KM RADIUS)

Number of Businesses

3,198

Location Sales Volume (2016)

\$10,326,531,000

Number of Employees

43,889

WEEKDAY TRAFFIC VOLUME*

Mark Messier Trail

North of 137 ave 37,200 VPD

South of 137 ave 45,700 VPD

137 Ave

West of Mark Messier Trail

29,000 VPD

East of Mark Messier Trail

39,700 VPD

*Based on 2014 traffic volume

Disclaimer: The information contained herein was obtained from 3rd party sources deemed to be reliable and true; Delcon does not represent, warrant, or guarantee the accuracy or correctness of the information.



400, 10508 - 82 Avenue
Edmonton, AB T6E 2A4
northwestcrossing.ca