

# Lewis Estates

9150 - 199 STREET NW,  
EDMONTON, AB

2.5 Acre Multifamily  
Development Opportunity

RMh23 Zoned | Medium Density | Walkable to New LRT Station





# Property Details

Municipal Address	9150 - 199 Street, Edmonton, AB
Legal Address	Plan: 9020612; Lot: 1
Zoning	RMh23 - Medium Rise Apartment Zone
Site Size	2.5 Acres
Min Units	75 Dwellings (30.36 / Acre)
Max Height	6 Storey (23 M)
Max Density	326,700 SF (3.0 FAR)
List Price	\$3,473,400 (\$1,390,000 / Acre)
Purchaser Credit	\$600,000 (Offsite Levy & Offsite Costs)
Net Price	\$2,873,400 (\$1,150,000 / Acre)

## 18,468

VEHICLES PER DAY

Along 87<sup>th</sup> Avenue (2023)

## 2 MIN

DRIVE

To Anthony Henday Drive

## 7 MIN

DRIVE

To West Edmonton Mall

**Lewis Farms  
Transit Centre &  
Future LRT Station**

350M FROM SITE

## 7 MIN

WALK

## 3 MIN

DRIVE

# Property Highlights

- + This 2.5 acre parcel is conveniently situated at the confluence of major transportation routes and ample retail, transit, and recreational amenities.
- + Currently zoned RMh23 - Medium Scale Residential, the site allows for a multi-unit residential development of up to 23m in height (6 storeys) with opportunities for community and commercial development to provide services to local residents.
- + The Property's proximity to Anthony Henday Drive will provide future tenants of the site convenient access to all sections of the City, while the future Lewis Farms LRT Station will allow future tenants easy, car-free access to the downtown core, as well as other major nodes.
- + Newly constructed 199 Street re-alignment provides access to new municipal infrastructure.

# About The Area

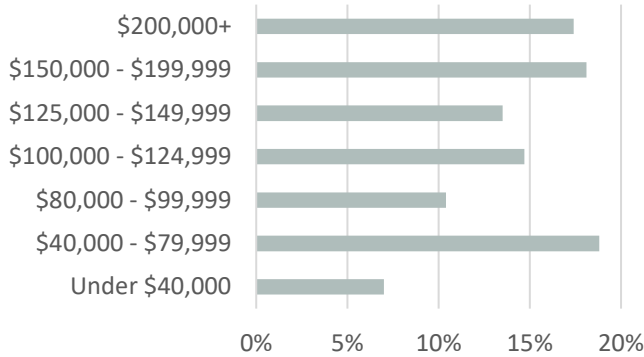
The West Henday area is one of Edmonton's most affluent with an average household income of \$140,271, 6.0% greater than the City's overall average. The area features a young population, with a median age of 35.3, 2.3 years younger than the Edmonton average. Residents are afforded the luxury of living in a quiet, suburban neighbourhood, with the benefit of a broad range of amenities within a short drive, or walks, distance.

Anthony Henday Drive is just east of the Property, providing easy access to all quadrants of the City and the Edmonton region beyond. 87 Avenue is located to the south of the Property and provides a direct link to West Edmonton Mall via a short 7-minute drive. West Henday Promenade, located immediately west of the Property, features over 150,000 sq. ft. of retail offerings, including a grocer, banks, restaurants, and more. Lewis Farms Transit Centre is just 450m south of the Property and provides public transit connections to all corners of the City, with LRT service to the transit centre scheduled to commence in 2028.

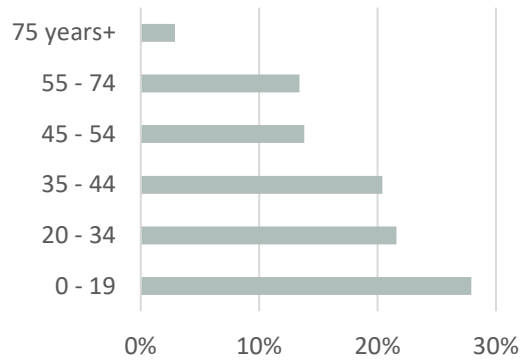
Immediately north of the property lies Lewis Estates Golf Course, one of Edmonton's most-recognized public golf courses. The award-winning 18-hole course also features a driving range and practice green, in addition to a well-appointed clubhouse and restaurant.

# Lewis Estates Overview

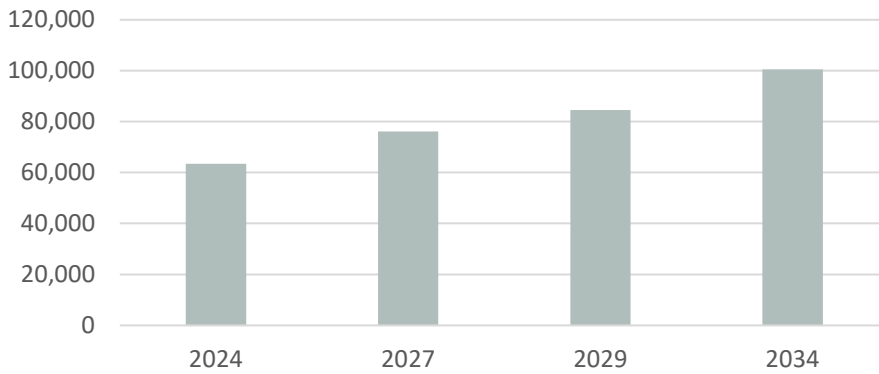
2024 Households By Income



2024 Population



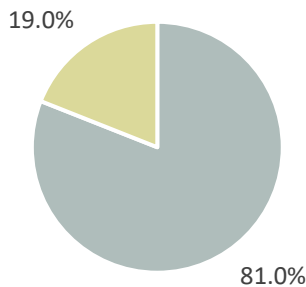
2024 - 2034F Population Growth Projection



2024 Average Household Income

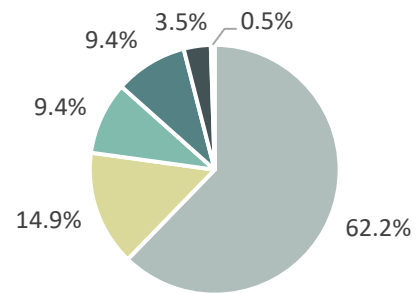
**\$140,271**

2024 Owned Vs. Rented Dwellings



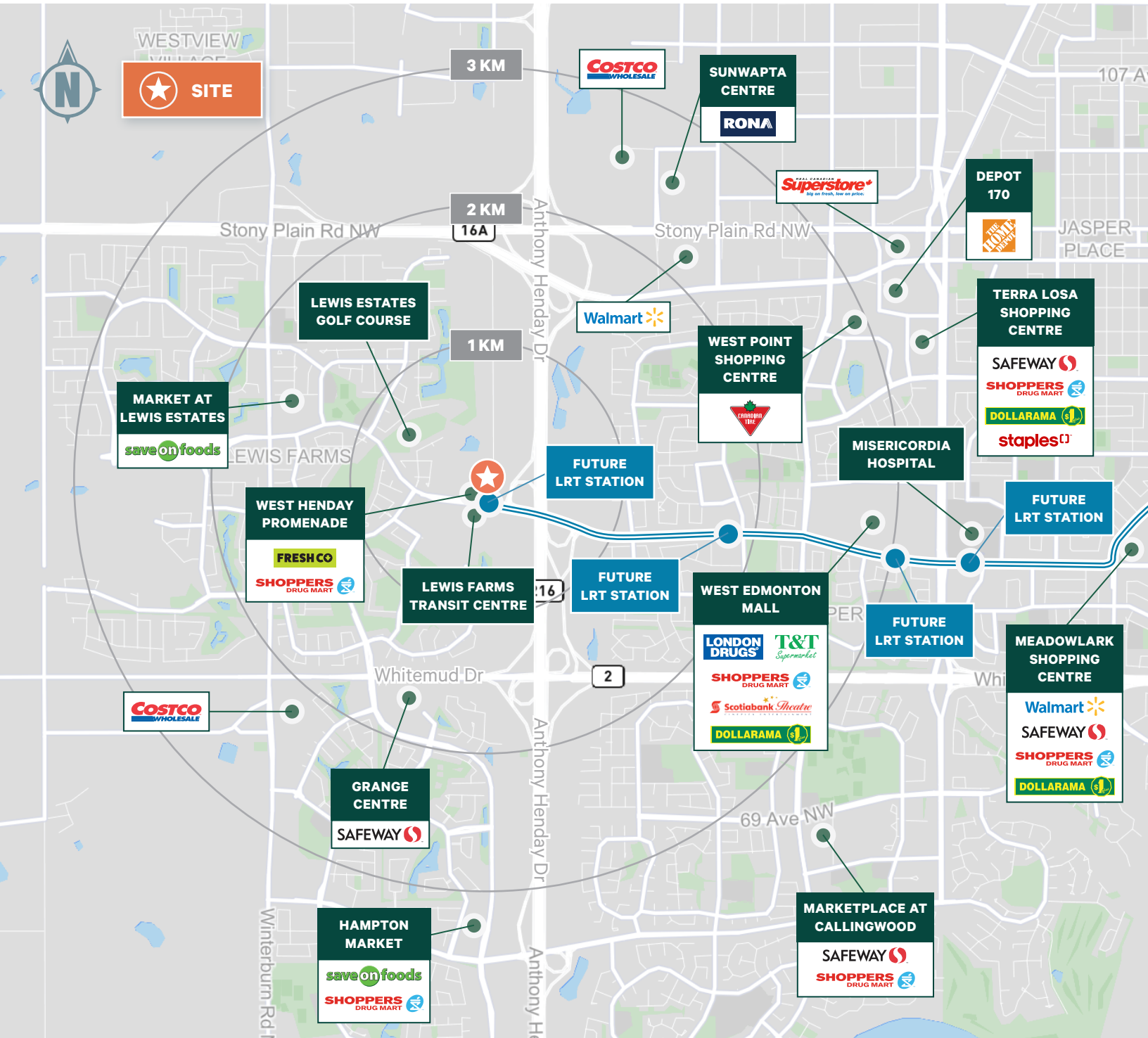
Owned Dwellings Rented Dwellings

2024 Dwelling Types



Single-detached House Semi-detached House Row House  
Low Rise Apartment High Rise Apartment Detached Duplex

# Amenities Map



# Lewis Estates

9150 - 199 Street NW, Edmonton, AB

# For Sale



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