



LAND FOR SALE

# TIME SQUARE

Prime multifamily site with full development approval in Edmonton's high-growth Century Park area

10920 25 Ave NW, Edmonton, AB

**RE/MAX**  
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Transit-focused residential  
development with integrated  
ground-floor commercial spaces.

# Investment Highlights

Time Square at Century Park is a shovel-ready project with a fully approved development permit for a six-story mixed-use apartment building that includes commercial retail space on the ground floor.

The development encompasses over 322,000 square feet of approved net leasable area within a fully entitled 395,000 square feet of gross development space.

It is located in a rapidly growing and high-demand urban district of the Century Park area, surrounded by new luxury apartments, premier retail spaces, and expanding commercial corridors.

|                    |                                |
|--------------------|--------------------------------|
| Address:           | 10920 25 Ave NW, Edmonton, AB  |
| Legal Description: | Plan 1821277: Block 32: Lot 17 |
| Zoning:            | DC2 1228                       |
| Site Area:         | ± 2.94 Acres (128,066 SF)      |
| Neighbourhood:     | Ermineskin                     |
| Asking Price:      | \$14,850,000                   |



**DIRECT ACCESS TO LRT**

Last stop for Capital Line.



**CENTRAL LOCATION**

Two major roads 111 St & 23 Ave.



**GREAT INVESTMENT**

In a high-growth area.



# Travel Time



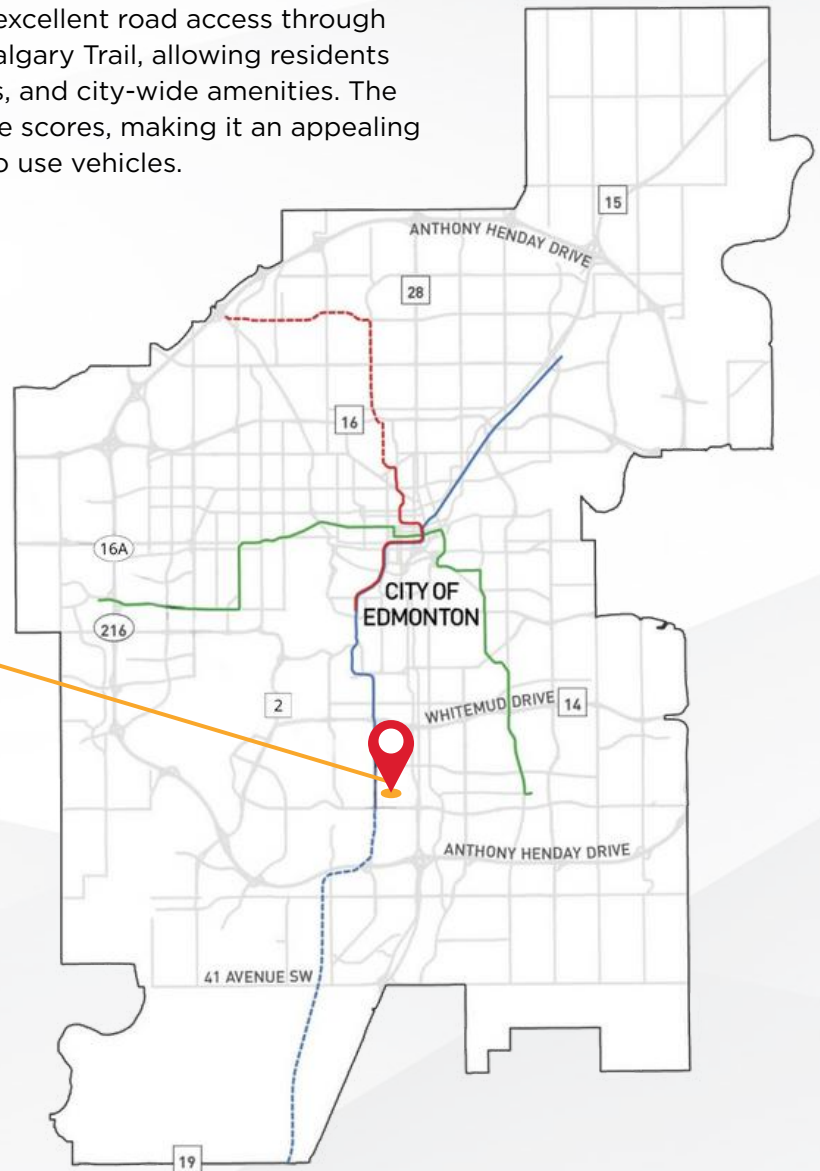
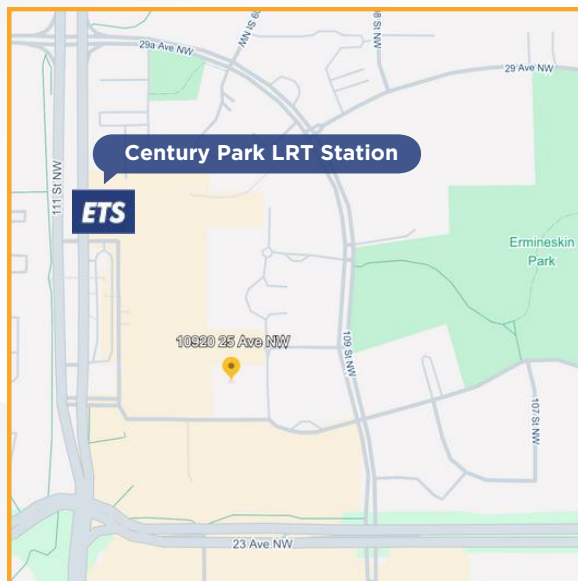
| Destination                    | Travel Time       |
|--------------------------------|-------------------|
| Century Park LRT Station       | 2-minute walk     |
| Safeway & Shoppers Drug Mart   | 3-minute walk     |
| Restaurants, Cafés, Fitness    | 3-5 minute walk   |
| Southgate Centre               | 5 minutes by LRT  |
| University of Alberta          | 10 minutes by LRT |
| Downtown Edmonton              | 20 minutes by LRT |
| MacEwan University             | 25 minutes by LRT |
| South Edmonton Common          | 5 minutes by car  |
| Edmonton International Airport | 20 minutes by car |

# Location Overview

Time Square is situated within Century Park, a thoughtfully designed Transit-Oriented Urban Village in the Ermineskin neighbourhood of Southwest Edmonton. Century Park is a vibrant, high-density mixed-use community along with retail spaces, public areas, and improved pedestrian connectivity.

As Edmonton's only true Transit-Oriented Development (TOD) on the south side, it seamlessly integrates residential living with the Century Park LRT Station, offering exceptional access to both the University of Alberta and Downtown Edmonton. The area benefits from robust transit connectivity, supported by various bus routes and planned LRT extensions further south.

In addition to its TOD design, the site provides excellent road access through Anthony Henday Drive, Whitemud Drive, and Calgary Trail, allowing residents quick routes to the airport, employment centers, and city-wide amenities. The project boasts impressive Transit, Walk, and Bike scores, making it an appealing location for both car-free renters and those who use vehicles.



## LEGEND

- Capital Line
- Metro Line
- Valley Line
- - - Future Expansion (Capital Line)
- - - Future Expansion (Metro Line)



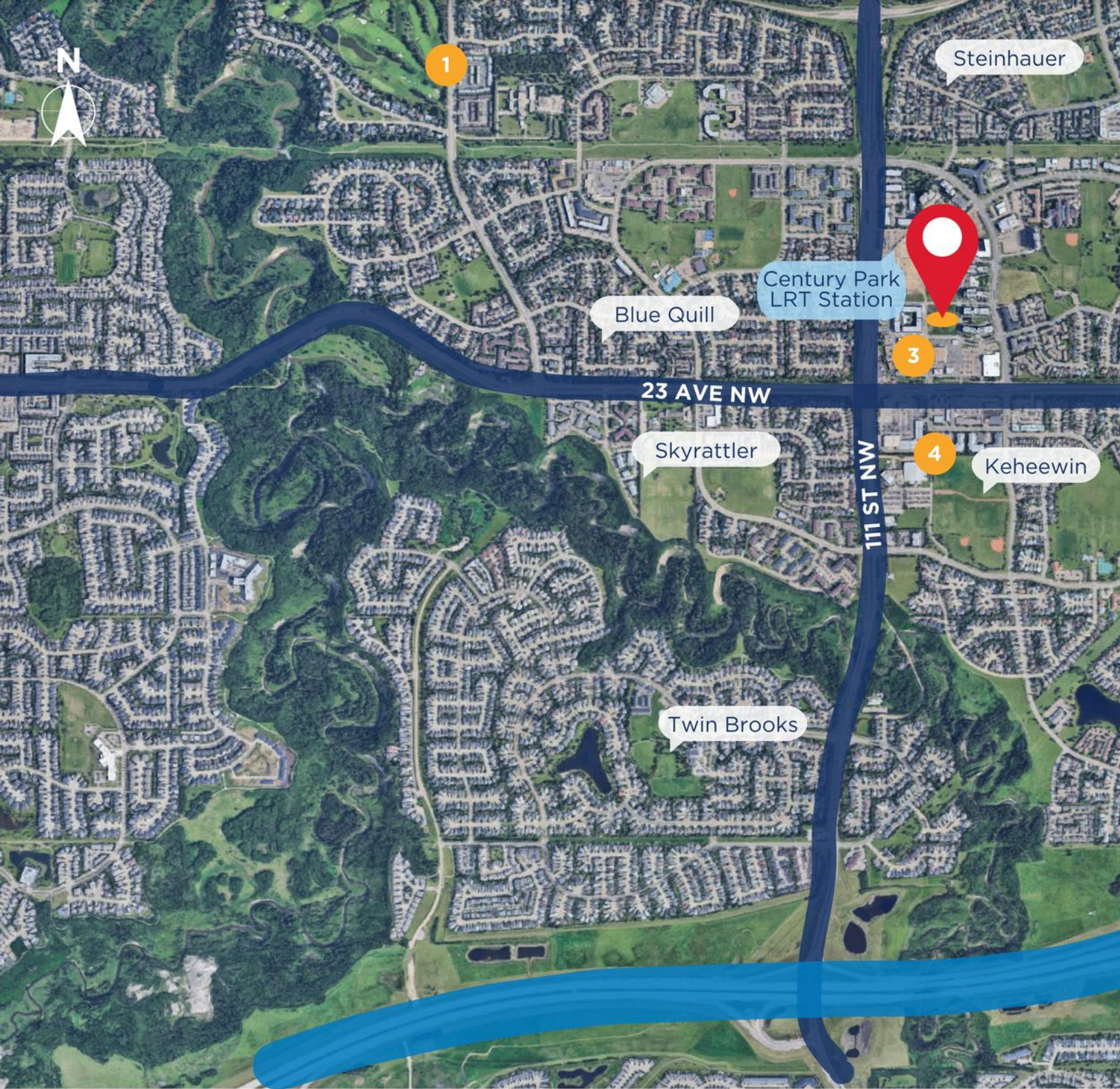
**WALK SCORE**  
75 - Very Walkable



**TRANSIT SCORE**  
79 - Excellence Transit



**BIKE SCORE**  
86 - Vey Bikeable



## DEMOGRAPHICS

10920 25 Ave NW, Edmonton, AB

Located along 25 Avenue NW, this site offers strong visibility and easy access near Calgary Trail and Gateway Boulevard, key south Edmonton corridors with high traffic volumes. The site benefits from key traffic arteries like 23 Ave, which sees an average of 29,870 vehicles per day (2023), West of 109 Street.

Surrounded by residential communities and commercial hubs, the location is also minutes from Southgate Centre, medical clinics, professional offices, and popular dining destinations. This makes it an attractive option for businesses seeking strong customer access and a well-developed local demographic base.



**POPULATION**  
5,140  
Ermineskin Area



**COMMUTE**  
92.1%  
By Car



CALGARY TR SOUTH  
GATEWAY BLVD

91 ST NW

ANTHONY HENDAY DRIVE



#### HOUSING

Owner: 20.7%  
Renter: 79.3%



#### HOUSEHOLD

Average Income: \$50.7K  
Households: \$109.0K

- |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |   |                                                                                                                                                                                |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 |  <b>THE DERRICK</b><br>golf and winter club                                                                                                                                                                                                                                                                                                                                                                                                     | 5 |                                                                                           |
| 2 |                                                                                                                                                                                                                                                                        | 6 |                                                                                           |
| 3 |                                                                                                                                                                                                                                                                                                                                                             | 7 |      |
| 4 |   <br>   |   | <br> |

# Area

## RETAIL & LIFESTYLE AMENITIES

Time Square benefits from immediate access to Safeway, Shoppers Drug Mart, and numerous retail and service offerings—all within walking distance. Nearby regional draws include South Edmonton Common and Southgate Centre.

## RECREATION & GREENSPACE

The site is steps from Ermineskin Park, Blackmud Creek Ravine, and a network of trails and multi-use paths. The properties's location complements these features with private amenities such as a fitness centre and courtyard.

## DEMOGRAPHICS & DEMAND

The area within 3 km of Century Park hosts a population of around 50,713, with an average household income of \$133,763. The majority fall within prime renter demographics, with many professionals, graduate students, and down-sizers seeking condo-quality rentals in a connected, amenity-rich setting. Rental demand has been strong with vacancy in new builds still around 3%, Century Park remains the premier rental growth node in Edmonton's south side.

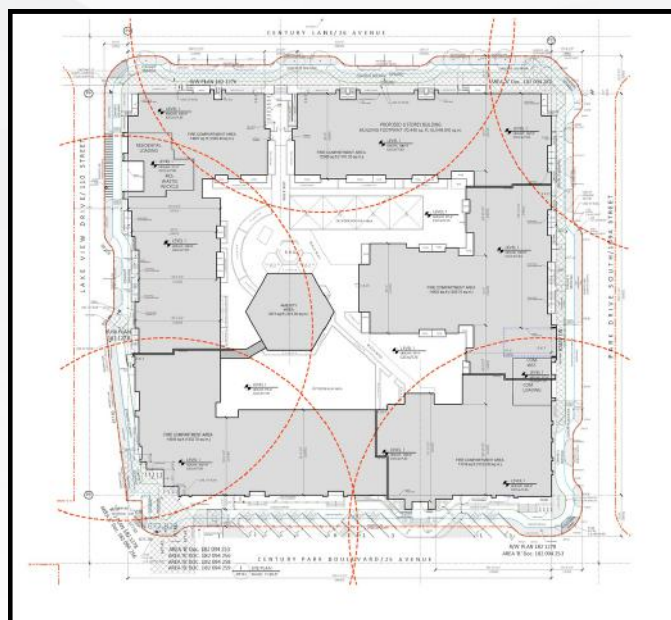


# Site Plan Highlights

1 SOUTH ELEVATION  
1.0' / 30' / SCALE: N.T.S.



|                      |                                                                   |
|----------------------|-------------------------------------------------------------------|
| Gross Building Area  | 394,622 SF                                                        |
| Net Leasable Area    | 322,431 SF (Residential: 304,306 SF   Commercial: 18,125 SF)      |
| Building Floor Plate | 70,440 SF                                                         |
| FAR                  | 3.08 (Max FAR: 4.00)                                              |
| Site Coverage        | 55%                                                               |
| Suite Count          | 426                                                               |
| Amenity Area         | 43,312 SF (Private Balcony: 39,312 SF   Indoor Amenity: 4,000 SF) |
| Courtyard Area       | 19,680 SF                                                         |
| Parking              | 299 Stalls (Underground: 277 Stalls   Surface: 22 Stalls)         |



## Room Breakdown

| Suite Type   | Count      | Percentage |
|--------------|------------|------------|
| Live/Work    | 05         | 1.20%      |
| Bachelor     | 43         | 10.10%     |
| 1 Bed        | 174        | 40.84%     |
| 2 Bed        | 202        | 47.30%     |
| 3 Bed        | 02         | 0.50%      |
| <b>TOTAL</b> | <b>426</b> |            |



# CONTACT FOR DETAILS

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