

MULTI-FAMILY LAND FOR SALE

# WEST HENDAY PROMENADE

*Multi-Family opportunity  
in west Edmonton*

## SITE HIGHLIGHTS:

Location	87 Avenue & Anthony Henday Dr
Zoning	Direct Control Zone (DC1)
Parcel Size	4.8 acres

## FEATURES:

Part of a master-planned, mixed-use development with existing retail including grocery, daycare, and restaurants.

Adjacent Lewis Farms Transit Centre and future Valley Line LRT stop (under construction).

Excellent visibility and access to major roadways including Anthony Henday Drive, 87 Avenue and Whitemud Drive.

Beautiful views of Lewis Estates Golf Course with access to walking trails.

## LOCATOR MAP ▼



**MELCOR**

## CONTACT

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The site plan illustrates the layout of the 189th Street area. Key features include:

- EXISTING RETAIL DEVELOP-**: A large area of existing retail development, shown in blue, located along the southern and western sides of the site. It includes several large commercial buildings and extensive parking lots.
- FUTURE COMMERCIAL DEVELOP-**: A large, light blue area designated for future commercial development, located in the northern portion of the site.
- 4.8 ACRES FOR SALE**: A specific rectangular area within the future commercial development zone, highlighted in orange, indicating land available for sale.
- MULTI-FAMILY SITE FOR**: A label indicating the intended use for the 4.8-acre site for sale.
- FUTURE ACCESS**: A designated area for future access, located near the intersection of 189th Street and the proposed access road.
- Proposed 189th Street**: A new street layout proposed along the southern boundary of the site.
- Existing 189th Street**: The current street layout, shown as a dashed line along the southern boundary.
- Webber Greens Drive**: A street located to the west of the site, running parallel to the existing 189th Street.
- Divide Street**: A street located within the existing retail development area, running north-south.
- PROPOSED ACCESS**: A new access road proposed to connect the future commercial development area to the existing retail development.
- EXISTING PROPERTY LINE**: The boundary of the existing property, shown as a dashed line.

*Tim Hortons*

**FRESH CO**

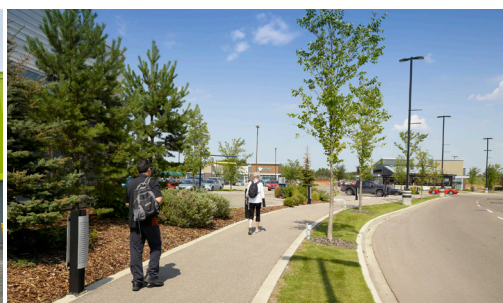
**kids&  
COMPANY**

**BROWNS** **SOCIALHOUSE**  
restaurant . bar . socialize

**SHOPPERS**  
**DRUG MART**



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AREA C

AREA D



Area C Highlights	Area D Highlights
Pedestrian friendly commercial node	High rise residential node
Main street opportunity	Maximum Density: 325 dwellings / Ha
Maximum building height: 5 storeys	Maximum building height: 16 storeys
Various commercial and residential uses permitted	Various commercial and residential uses permitted