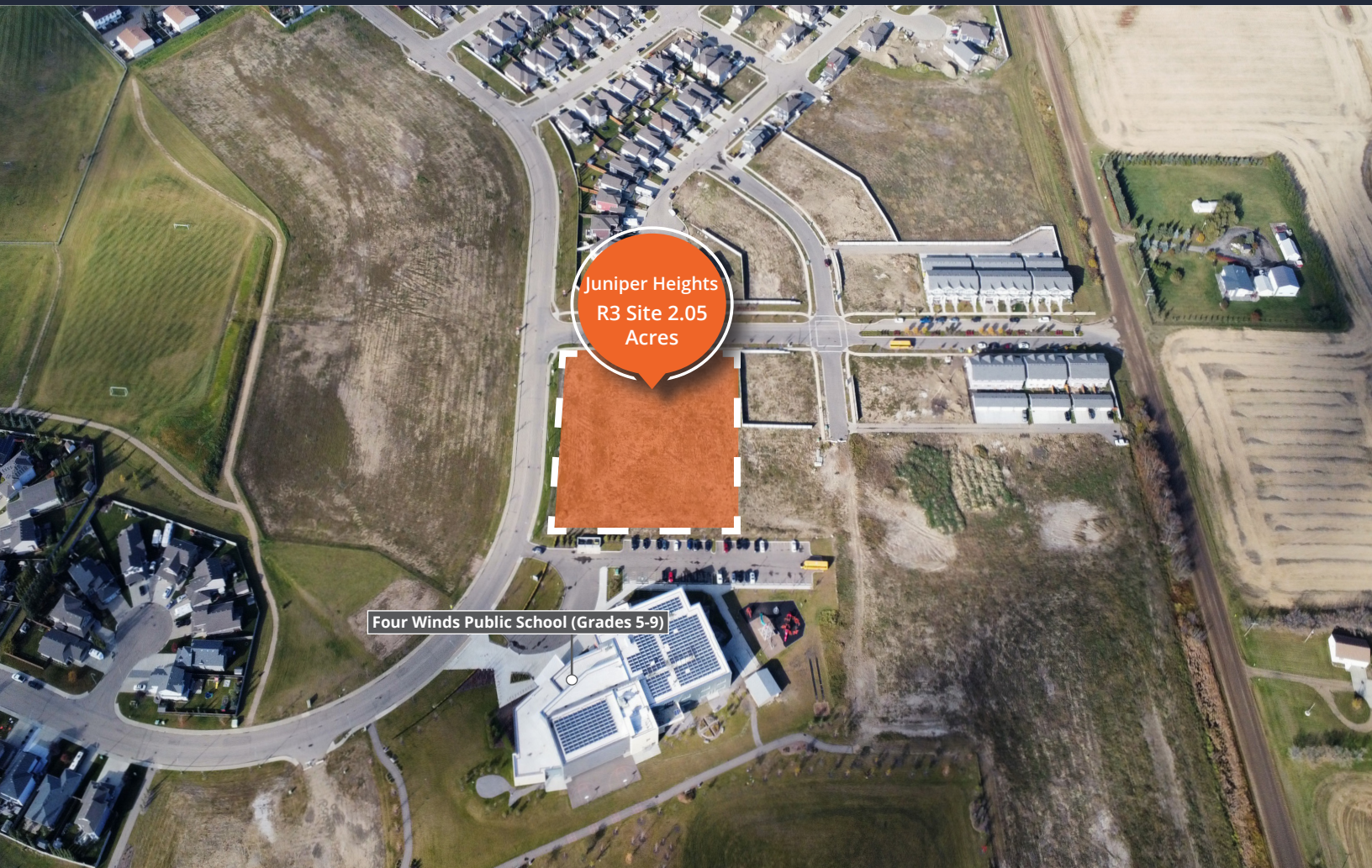




# Juniper Heights R3

## MORINVILLE LAND



**Jandip Deol**  
Principal  
780 278 2791  
[jandip.deol@avisonyoung.com](mailto:jandip.deol@avisonyoung.com)

**Amit Grover**  
Principal  
780 953 1735  
[amit.grover@avisonyoung.com](mailto:amit.grover@avisonyoung.com)

**Brandon Imada**  
Associate Vice President  
780 668 3750  
[brandon.imada@avisonyoung.com](mailto:brandon.imada@avisonyoung.com)

**Tracy Olmos**  
Analyst  
780 288 0322  
[tracy.olmos@avisonyoung.com](mailto:tracy.olmos@avisonyoung.com)

**Emmalea Martin**  
Administrative Coordinator  
587 990 8816  
[emmalea.martin@avisonyoung.com](mailto:emmalea.martin@avisonyoung.com)



# Investment Highlights

- Shovel ready site with most adjacent development completed
- Little competition for new purpose-built rentals
- Adjacent to Four Winds Public School (5-9)
- Within walking distance to schools (K-12)
- Within 10-minute drive to St. Albert offering greater affordability
- Flexible zoning allows for townhomes, duplex, with potential for low density apartment



13,130

Population within 5 KM



36.7

Median Age within 5KM



\$110,803

Median Household Income



2.9

Persons per household

# Offering Summary

Legal Description:	Plan 1920967, Block 3, Lot 5
Neighbourhood:	Juniper Heights
Zoning:	R3
Area:	2.05 Acres (+/-)
Asking Price:	\$995,000 (\$485,366/acre)



## Consistent Growth

Morinville experienced a 7% population increase from 2021-2023 with growth projected at 8.2% between 2023-2026



## Little Competition

For new purpose-built rentals in the area



## Proximity to Amenities

Within walking distance to K-12 schools and newly constructed Morinville Leisure Centre



# Juniper Heights R3 Site Morinville, Alberta

## Location Overview

**Morinville** is a town situated just 30 kilometres north of Edmonton, which is steadily growing with a population of approximately 11,000. Morinville offers the benefits of a rural lifestyle while just a 10-minute drive to St. Albert and 25-minute drive to Edmonton. Morinville's strong economy is bolstered by a diverse range of industries including agriculture, manufacturing, and retail - laying the groundwork for sustained stability and growth. The town's commitment to infrastructure projects and community building has created a stable environment for continuous growth as the boundaries of Edmonton slowly expand with record high immigration and interprovincial migration.

Four Winds Public School (5-9)



Morinville Leisure Centre



Champlain Heights Park featuring a community garden



## Surrounding Amenities



Morinville Amenities



St. Albert Amenities

# Juniper Heights R3

MORINVILLE LAND

**For more information contact**

**Jandip Deol**

Principal

+1 780 278 2791

[jandip.deol@avisonyoung.com](mailto:jandip.deol@avisonyoung.com)

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[amit.grover@avisonyoung.com](mailto:amit.grover@avisonyoung.com)

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Administrative Coordinator

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Edmonton Tower, 2100, 10111 - 104 Avenue NW | Edmonton AB T5J 0J4 | +1 780 428 7850