

NAI Commercial

HARVEST BUILDING

MNP^{LTD}

RECEIVERSHIP SALE

10315 - 109 STREET, EDMONTON, AB



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NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
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THE OPPORTUNITY

NAI Commercial Real Estate Inc. is pleased to announce the sale listing of the historic Harvest Building located on 10315 - 109 Street in Edmonton, AB.

PROPERTY HIGHLIGHTS

-  **City Grant Program:** Potential incentives available for facade upgrade and future maintenance
-  **Functionality:** 16,181 sq.ft. modern open office plan accommodates a variety of professional and/or retail/showroom users
-  **Prominent Downtown Location:** Prime property exposure to 27,800 vehicles per day and easy accessibility to public transportation (*City of Edmonton, 2020*)
-  **Tenant in Place:** Fully leased to YMCA until March 2024

SITE SUITABLE FOR HIGH DENSITY REZONING/ REDEVELOPMENT POTENTIAL

ARCHITECTURALLY DESIGNED INTERIOR WITH EXPOSED BRICK AND TIMBER CEILING DETAILS

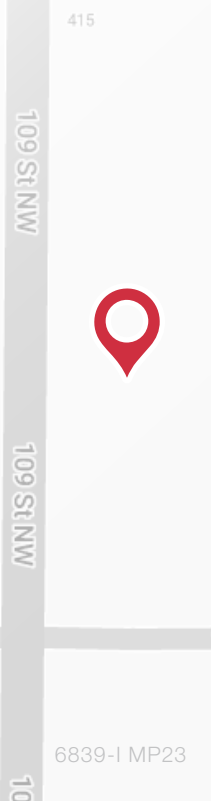
13 ON-SITE SURFACE PARKING STALLS



POTENTIAL REDEVELOPMENT RENDERING

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND ARE SUBJECT TO CHANGE

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



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ADDITIONAL INFORMATION

ADDRESS	10315 - 109 Street, Edmonton, AB
LEGAL DESCRIPTION	Plan B2, Block 8, Lots 115-117
ZONING	Urban Warehouse Zone (UW)
PARKING	13 surface stalls
CURRENT TENANT	YMCA Head Office
CURRENT CONFIGURATION	Built out with private perimeter offices, 2x large boardrooms with open workspace/meeting areas, storage rooms, kitchenette and washrooms
BUILDING SIZE	16,181 sq.ft. total
SITE AREA	20,995 sq.ft.
SALE PRICE	\$4,000,000
PROPERTY TAXES	\$81,478 (2022)



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PROPERTY LOCATION

Conveniently located in Edmonton's downtown and entertainment district, close to retail outlets, restaurants, and public transit.

2

MINUTES TO
ICE DISTRICT, ROGERS PLACE
& DOWNTOWN CORE

10

MINUTES TO
WHYTE AVENUE



217,794
POPULATION
IN AREA



105,478
HOUSEHOLDS



\$9.55B
CONSUMER
SPENDING



148,272
EMPLOYEES
8,495
BUSINESSES

2023 COSTAR DEMOGRAPHICS - 5KM RADIUS

6839-1 MP23

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The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font with a stylized 'A' that has a diagonal cutout, followed by the word 'Commercial' in a similar font.

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