

**NAI Commercial**



**UNION BANK INN**

JASPER AVE

**UNION BANK INN PROPERTY**

**MNP**<sup>LTD</sup>

**RECEIVERSHIP SALE**

**10053 JASPER AVENUE, EDMONTON, AB**

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**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | naiedmonton.com



## THE OPPORTUNITY

NAI Commercial Real Estate Inc. is pleased to announce the sale listing of the Union Bank Inn property, one of Edmonton's most familiar and recognizable historical properties.

## PROPERTY HIGHLIGHTS

- Unique opportunity to purchase the Union Bank Inn property, a 40 room hotel in the heart of Edmonton's Downtown Core
- Originally built in 1910, this historical landmark contains a rich history and remains one of Jasper Avenue's most iconic buildings
- Centrally located in Edmonton's Financial District, across from Rice Howard Way
- Five storey contemporary wing addition to the building constructed in 2000, with further renovations completed in 2017



FULLY FIXTURED RESTAURANT KITCHEN,  
BANQUET/MEETING AREA, AND FITNESS FACILITY

ACCESS TO 10 PARKING STALLS FOR LEASE  
VIA IMPARK, IN ADDITION TO 5 INDOOR HEATED  
GARAGE STALLS

26 HOTEL SUITES IN BUILDING'S FIVE STOREY  
CONTEMPORARY WING, AND 14 SUITES IN THREE  
STOREY HERITAGE WING

ABILITY TO RETROFIT INTERIOR LOBBY AND  
MODERNIZE HOTEL BRAND



**ADDITIONAL INFORMATION**

ADDRESS	10053 Jasper Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Lot 6, Plan F
ZONING	DC1 (Direct Development Control District)
YEAR BUILT	1910
PARKING	Includes 5 heated indoor garage stalls Additional area parking available for lease
BUILDING SIZE	29,845 sq.ft.±
LOT SIZE	Approximately 7,500 sq.ft.±
SALE PRICE	\$5,000,000

CONTEMPORARY WING	
SUITE DESCRIPTION	NUMBER OF SUITES
Premier	5
Deluxe	9
King Guestrooms	3
Executive	3
King Suites	4
Giverny Suite	1
Presidential Suite	1
<b>Total</b>	<b>26</b>

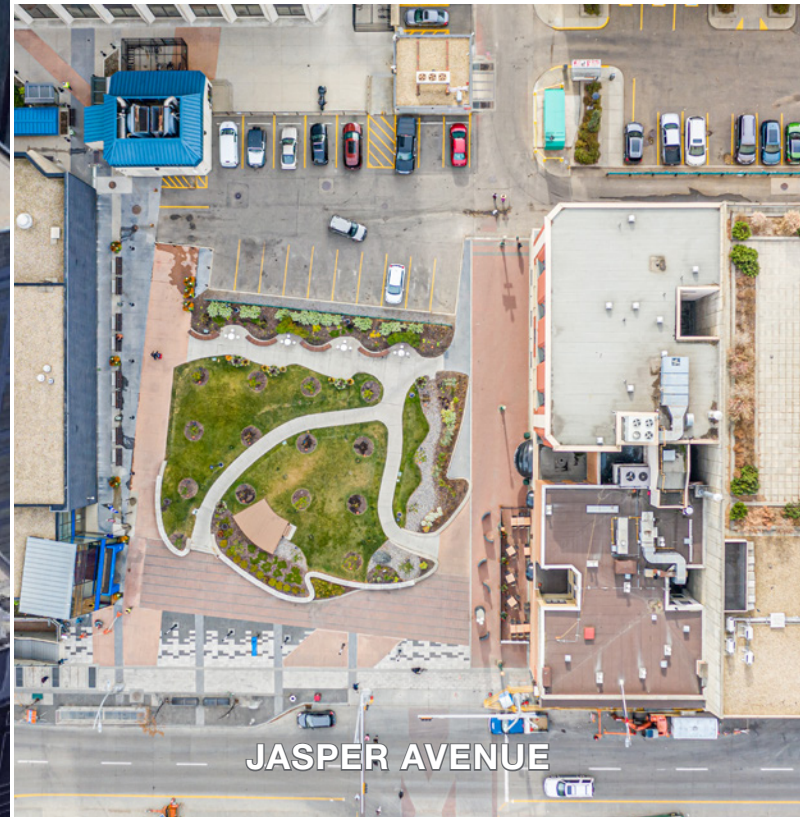
HERITAGE WING	
SUITE DESCRIPTION	NUMBER OF SUITES
Premier	6
Deluxe	4
Suites	4
<b>Total</b>	<b>14</b>



UNION BANK INN PROPERTY | FOR SALE  
10053 JASPER AVENUE, EDMONTON, AB

## PROPERTY LOCATION

Located in Downtown Edmonton easily accessible to many retail businesses and city amenities.



3

MINUTES TO  
ICE DISTRICT & ROGERS PLACE

8

MINUTES TO  
WHYTE AVENUE



217,636  
POPULATION  
IN AREA



106,158  
HOUSEHOLDS



\$9.54B  
CONSUMER  
SPENDING



148,939  
EMPLOYEES  
8,475  
BUSINESSES

2023 COSTAR DEMOGRAPHICS - WITHIN 5 KM RADIUS

6839-G MP23

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