

# NAI Commercial

## HARVEST BUILDING

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

RECEIVERSHIP SALE

10315 - 109 STREET, EDMONTON, AB



**SUBSTANTIALLY  
REDUCED PRICE!**

SALE PRICE: ~~\$4M~~  
**NOW \$3.5M**

**VINCE CAPUTO** MBA, SIOR  
Partner  
780 436 7624  
vcaputo@naiedmonton.com

**MICHAEL PARSONS** BCOM  
Senior Associate  
780 435 5507  
mparsons@naiedmonton.com

**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 historic Harvest Building located on 10315 - 109 Street in Edmonton, AB.

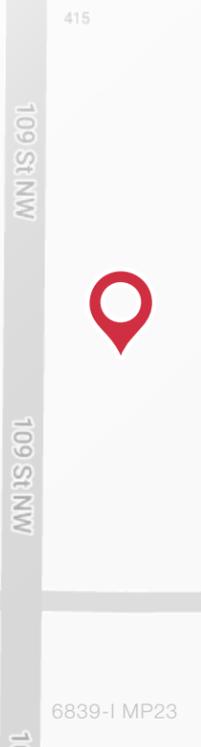
**PROPERTY HIGHLIGHTS**

-  **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*)

»»» 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

**HARVEST BUILDING | FOR SALE**  
 10315 - 109 STREET, EDMONTON, AB



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

NAI Commercial

**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 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 <b>\$3,500,000</b>
PROPERTY TAXES	\$79,243.74 (2024)



HARVEST BUILDING | FOR SALE  
10315 - 109 STREET, EDMONTON, AB, AB

NAI Commercial



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

**HARVEST BUILDING | FOR SALE**  
10315 - 109 STREET, EDMONTON, AB

## 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

### **NAI COMMERCIAL REAL ESTATE INC.**

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | [naiedmonton.com](http://naiedmonton.com)

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.



The logo for NAI Commercial, featuring the letters 'NAI' in a stylized, bold font followed by the word 'Commercial' in a clean, sans-serif font.

# NAI Commercial

**NAI COMMERCIAL REAL ESTATE INC.**

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | [naiedmonton.com](http://naiedmonton.com)

**VINCE CAPUTO** MBA, SIOR  
Partner  
780 436 7624  
[vcaputo@naiedmonton.com](mailto:vcaputo@naiedmonton.com)

**MICHAEL PARSONS** BCOM  
Senior Associate  
780 435 5507  
[mparsons@naiedmonton.com](mailto:mparsons@naiedmonton.com)