

NAI Commercial

HARVEST BUILDING



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

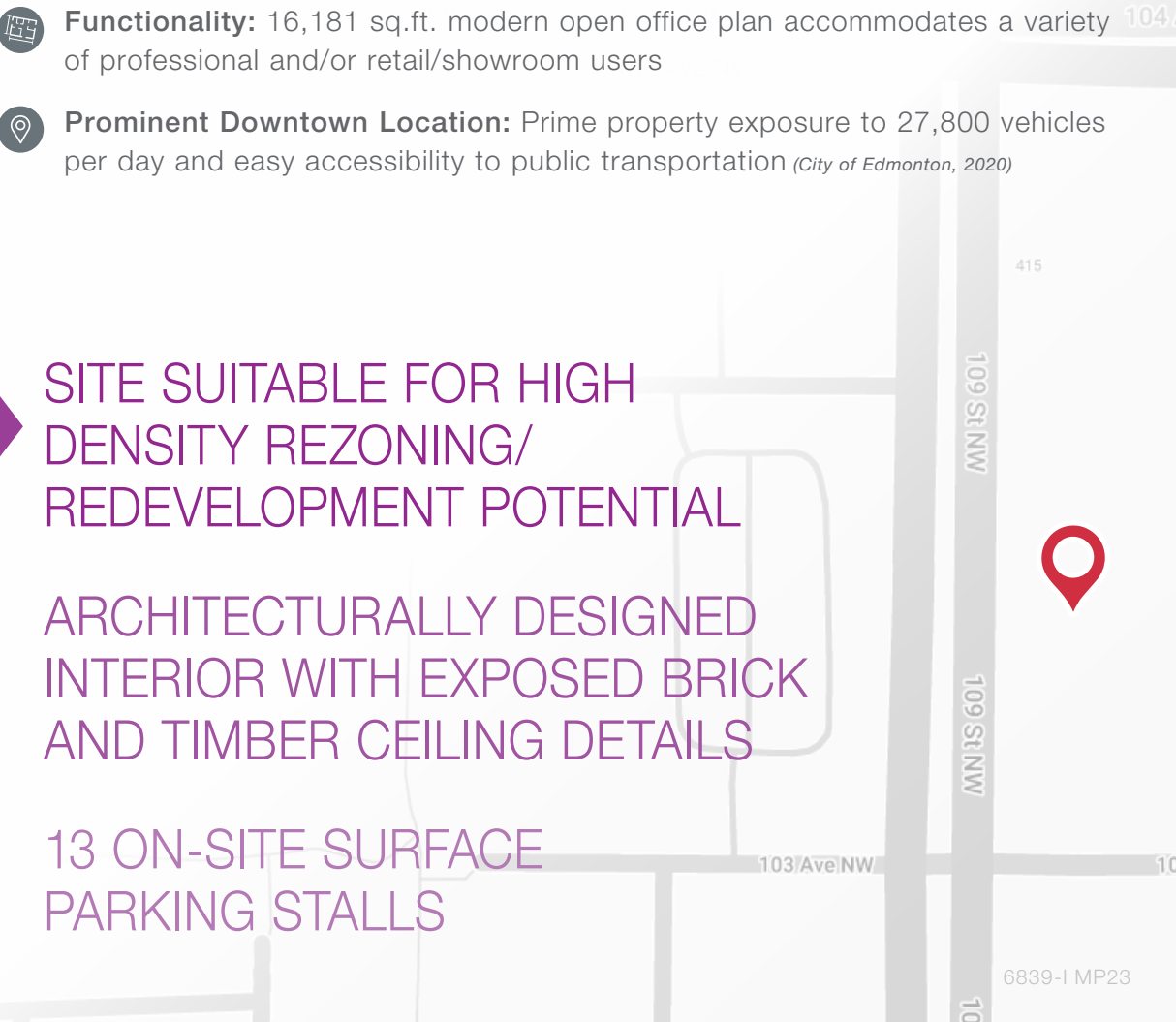
ARCHITECTURALLY DESIGNED INTERIOR WITH EXPOSED BRICK AND TIMBER CEILING DETAILS

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

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 \$3,500,000
PROPERTY TAXES	\$79,243.74 (2024)



Commercial

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



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

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

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 sans-serif font.

NAI Commercial

NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

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

MICHAEL PARSONS BCOM
Senior Associate
780 435 5507
mparsons@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