

**NAI**Commercial

**SASKATCHEWAN DRIVE  
PROFESSIONAL BUILDING**



**MNP**  
LTD

**RECEIVERSHIP SALE**

**10507 SASKATCHEWAN DRIVE, EDMONTON, AB**

**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

**SASKATCHEWAN DRIVE PROFESSIONAL BUILDING | FOR SALE**  
10507 SASKATCHEWAN DRIVE, EDMONTON, AB

**THE OPPORTUNITY**

NAI Commercial Real Estate Inc. is pleased to announce the sale listing of a marquee property located on 10507 Saskatchewan Drive in Edmonton, AB.

**PROPERTY HIGHLIGHTS**

-  **Prime Location:** Situated in Old Strathcona with easy access to Whyte Avenue and to Downtown Edmonton
-  **Building Size:** 10,450 sq.ft. 1.5-storey professional building with developed sub-grade space. Includes a reception area, multiple private offices, open workspace areas, storage rooms, a kitchen, washrooms and outdoor patio space
-  **Tenant in Place:** Currently occupied by Muve Team Realty until February 2027 and Fawkes Coffee & Donuts on month-to-month basis

**POTENTIAL HIGH DENSITY TOWER REDEVELOPMENT SITE**

**COMMANDING VIEWS OF CITY SKYLINE AND THE RIVER VALLEY**

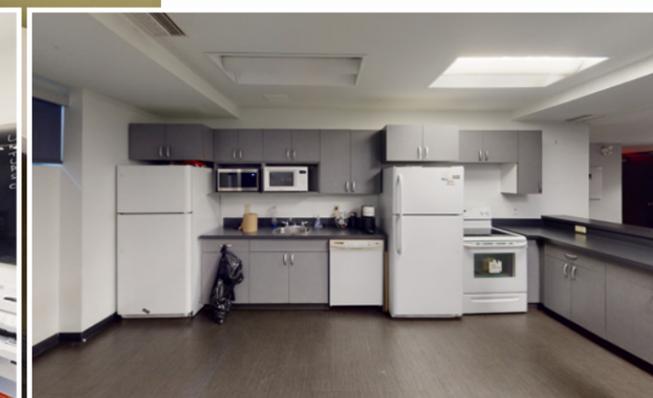
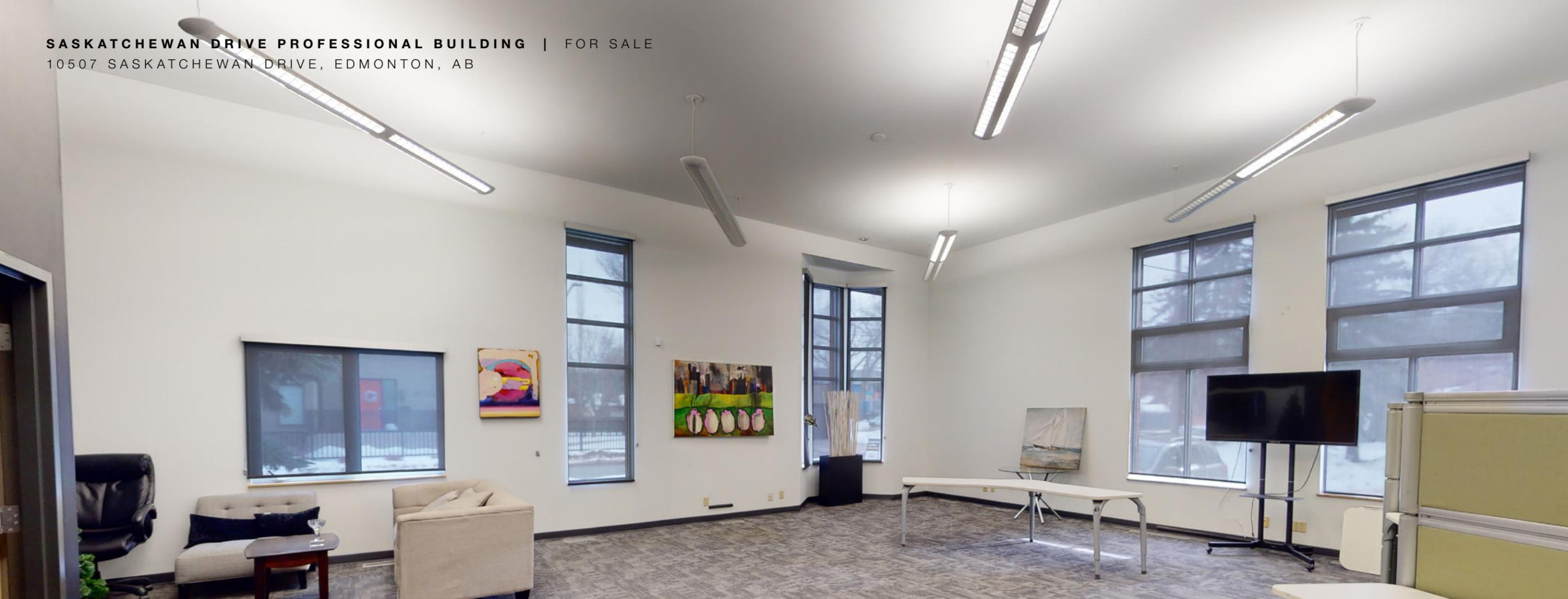
**18 ON-SITE AND PAVED SURFACE PARKING STALLS**

**ENERGY EFFICIENT BUILDING VIA GEOTHERMAL HVAC SYSTEM**



**ADDITIONAL INFORMATION**

ADDRESS	10507 Saskatchewan Drive, Edmonton, AB
LEGAL DESCRIPTION	Plan I2, Block 103, Lot 6
ZONING	Site Specific Development Control Provision (DC2 (595))
PARKING	18 paved surface stalls
BUILDING SIZE	10,450 sq.ft.
SITE AREA	15,750 sq.ft.
SALE PRICE	\$3,100,000



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10507 SASKATCHEWAN DRIVE, EDMONTON, AB



## PROPERTY LOCATION

Conveniently located on Saskatchewan Drive with quick access to Downtown and Whyte Avenue



9

MINUTES TO  
ICE DISTRICT & DOWNTOWN

6

MINUTES TO  
WHYTE AVENUE



200,899  
POPULATION  
IN AREA



97,421  
HOUSEHOLDS



\$9.17B  
CONSUMER  
SPENDING



161,858  
EMPLOYEES  
9,405  
BUSINESSES

2023 COSTAR DEMOGRAPHICS - 5KM RADIUS

6839-J MP23

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