



Judicial Sale

# 98 Street Properties

10905 & 10909 - 98 Street NW | Edmonton, Alberta

Two Well-Maintained Buildings Comprised of Main Floor  
Commercial and Apartment Suites

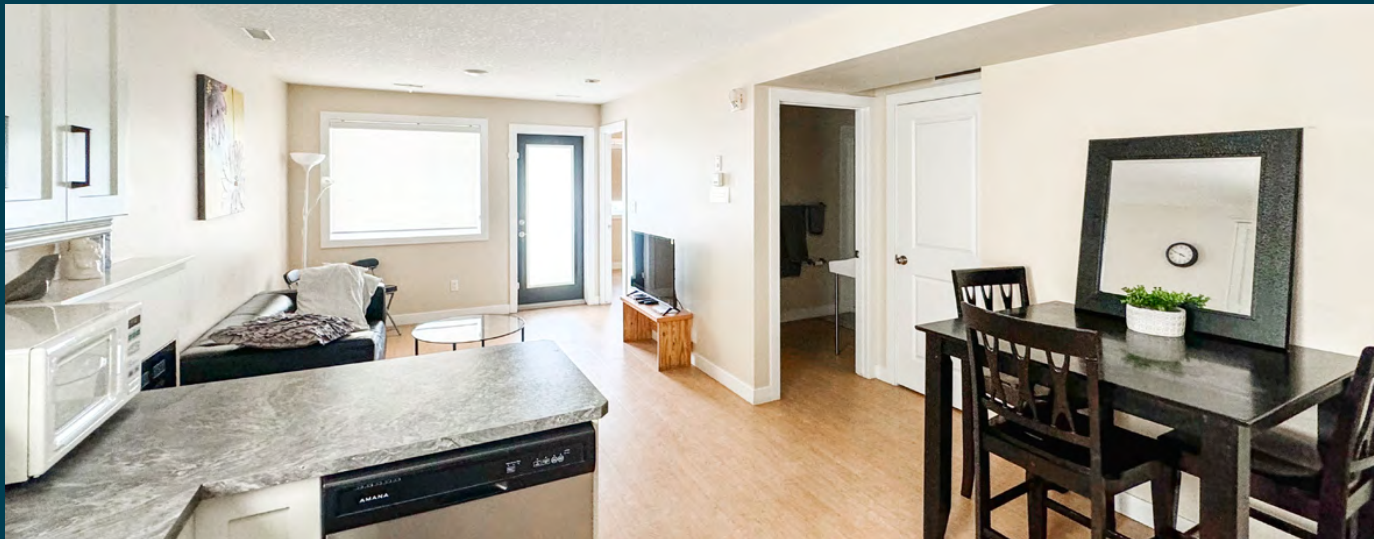
 **JLL** SEE A BRIGHTER WAY



# The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor") has been exclusively retained by the Court of King's Bench of Alberta as the Court appointed listing agent for the sale of **10905 & 10909 - 98 Street NW, Edmonton, Alberta** (referred to herein as **98 Street Properties** or the "Property"). The Property consists of two buildings with main floor retail and multifamily suites above.

**The Property is being offered with an Asking Price of \$2,740,000**, on an "as is, where is" basis. For more information, please reach out to the Advisors.



# Property Overview

Municipal Addresses	Building A: 10905 - 98 Street NW, Edmonton Building B: 10909 - 98 Street NW, Edmonton	
Legal Description	Lot 35B, Block 18, Plan 1820502	
Construction Type	Wood-Frame Construction	
Neighbourhood	McCauley	
Site Size	3,299 Square Feet (SF)	
Current Zoning	DC1 (Direct Development Control Provision)	
Year Built	2018	
Suite Mix Breakdown	Building A	
	One-Bedroom	2 Suites
	Two-Bedroom	2 Suites
	Total Number of Suites	4 Suites
	Building B	
	Three-Bedroom	2 Suites
	Total Number of Suites	2 Suites
Commercial Size	Building A: 1,929 SF Building B: 1,900 SF	
Commercial Tenants	Leo Massage & Spa Wellness Trendy Modern Optical	



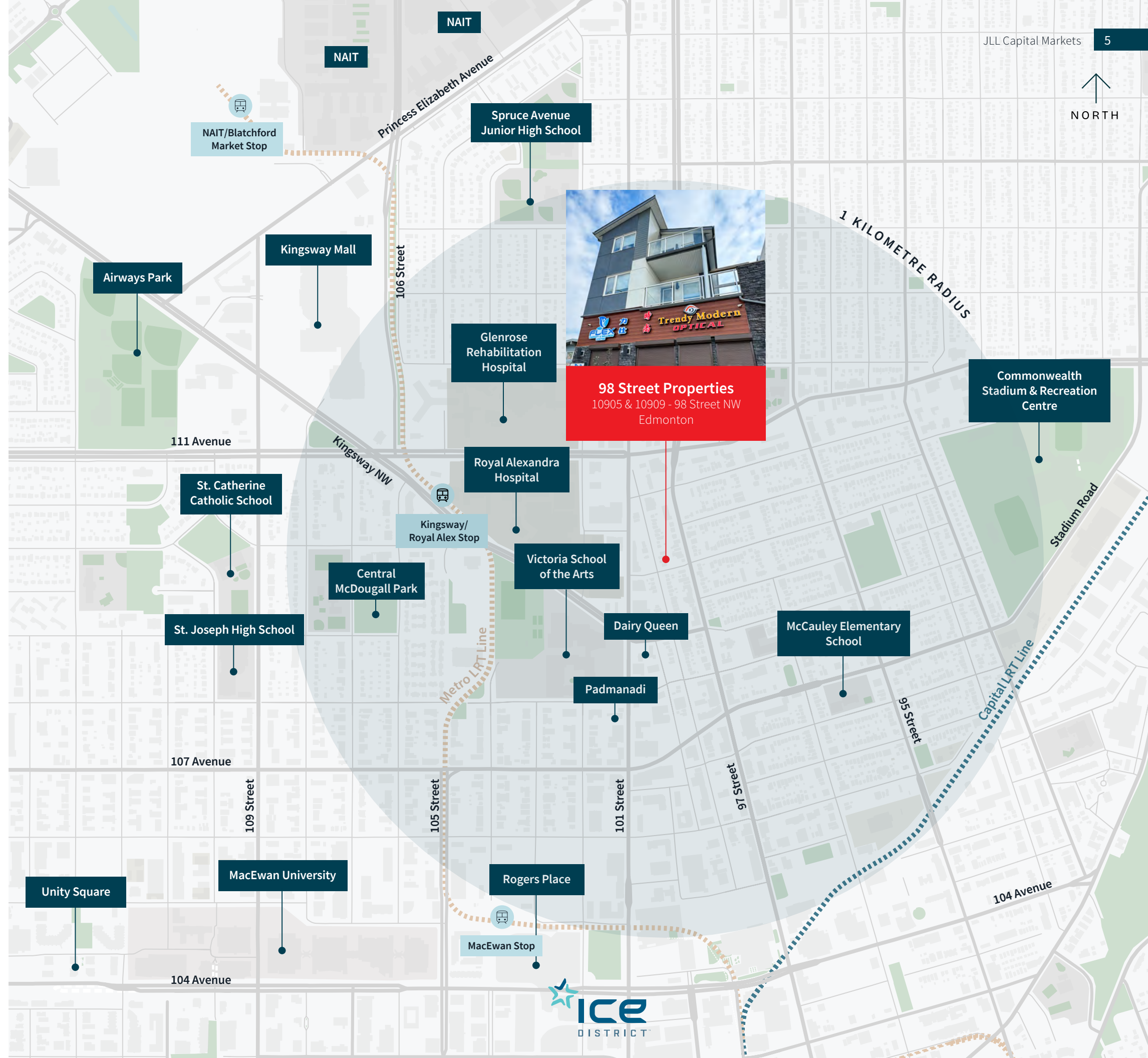


# Investment Highlights

- **Attractive Curb Appeal:** The buildings are well-built with modern finishes and attractive design.
- **Excellent Connectivity:** There are several bus stops within a three-minute walk from the Property, and the Kingsway/Royal Alex Light Rail Transit (LRT) station is a 12-minute walk away, providing quick access and connectivity to the rest of the city. Also close by are arterial roadways such as 111 Avenue and 109 Street.
- **Immediate Access to Core Amenities and Arterial Roadways:** The Property is located in the McCauley neighbourhood with direct proximity to Downtown Edmonton. The Property benefits from nearby amenities, including but not limited to: The Italian Centre Shop, Dairy Queen, Lucky Supermarket, Commonwealth Stadium & Recreation Centre, Royal Alexandra Hospital, Glenrose Rehabilitation Centre, and Kingsway Mall.

## Walk Times

Location	Walk Times
7-Eleven	4 Minutes
Edmonton Pharmacy	5 Minutes
Royal Alexandra Hospital	5 Minutes
Italian Centre	9 Minutes
Edmonton City Centre	12 Minutes
Kingsway LRT Station	12 Minutes
Kingsway Mall	15 Minutes
NAIT	25 Minutes





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# Offering Process

**The Property is being offered with an Asking Price of \$2,740,000**, on an "as is, where is" basis. All Offers to Purchase will require a Court approved Schedule "A" to the Offer to Purchase and must be subject to Court approval. The Property is being offered for sale by way of a conventional marketing process with offers being considered on a first come, first served basis.

For more information, please reach out to the Advisors below, or sign and return the Confidentiality Agreement ("CA") for access to JLL's Data Room.

**ADAM KILBURN**

Senior Vice President  
(780) 328 - 2584

[AdamD.Kilburn@jll.com](mailto:AdamD.Kilburn@jll.com)

**ANDREW SIMPSON**

Senior Vice President  
(780) 328 - 2579

[Andrew.Simpson@jll.com](mailto:Andrew.Simpson@jll.com)

**SAMUEL DEAN**

Senior Vice President  
(780) 328 - 2560

[Samuel.Dean@jll.com](mailto:Samuel.Dean@jll.com)

**JLL Capital Markets**

Suite 2101, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1

[jll.ca](http://jll.ca)

**TYLER HERDER**

Vice President  
(780) 328 - 2576

[Tyler.Herder@jll.com](mailto:Tyler.Herder@jll.com)

**MICHAEL SEIDEL**

Sales Associate  
(780) 328 - 2559

[Michael.Seidel@jll.com](mailto:Michael.Seidel@jll.com)

**ISABELLE MILLIGAN**

Sales Associate  
(780) 328 - 2583

[Isabelle.Milligan@jll.com](mailto:Isabelle.Milligan@jll.com)



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