



Judicial Sale

98 Street Properties

10905 & 10909 - 98 Street NW | Edmonton, Alberta

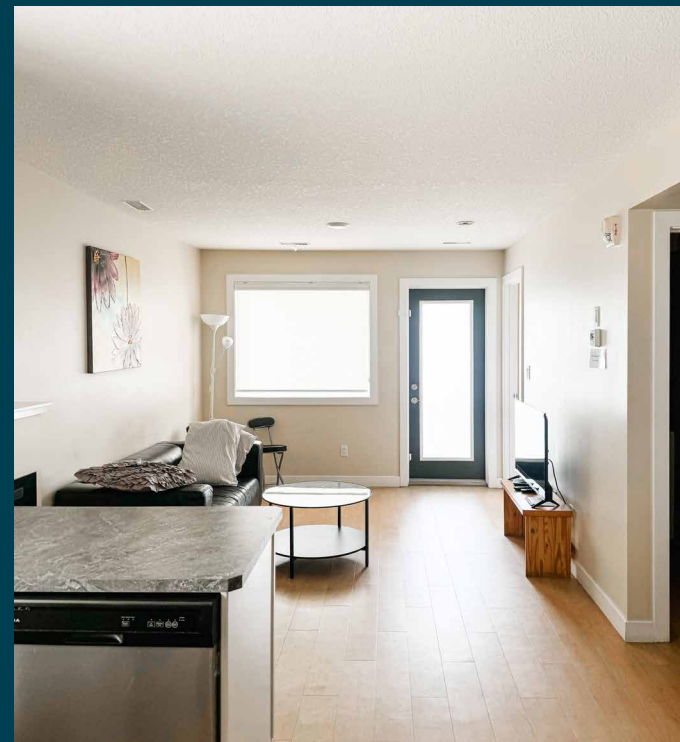
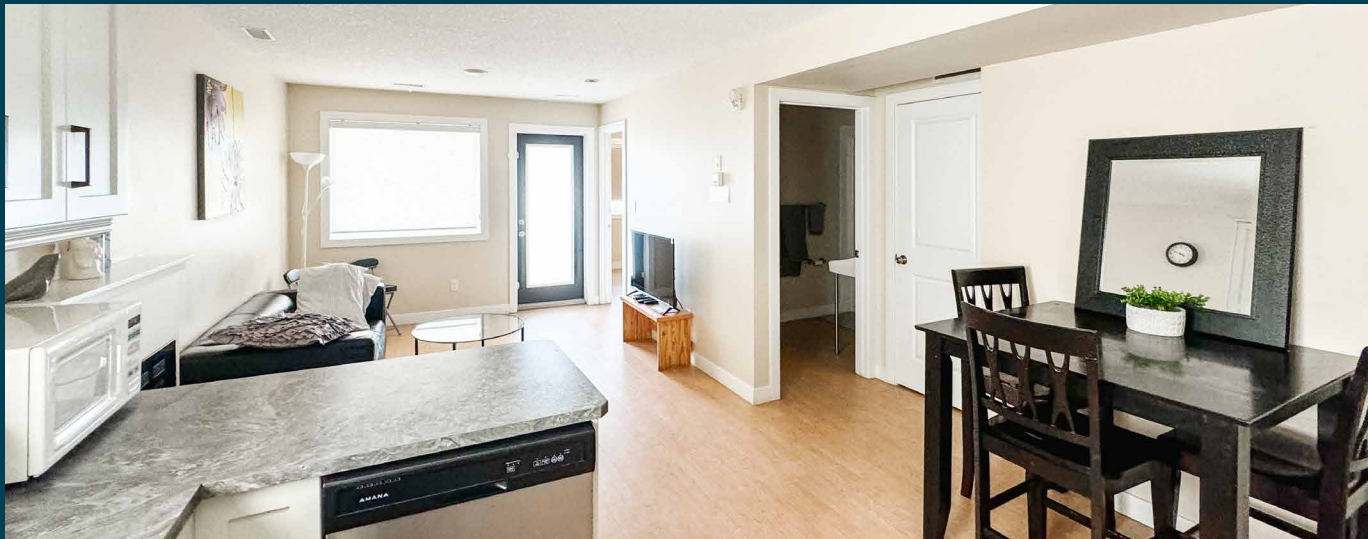
Two Well-Maintained Buildings Comprised of Main Floor
Commercial and Apartment Suites

 **JLL** SEE A BRIGHTER WAY

The Opportunity

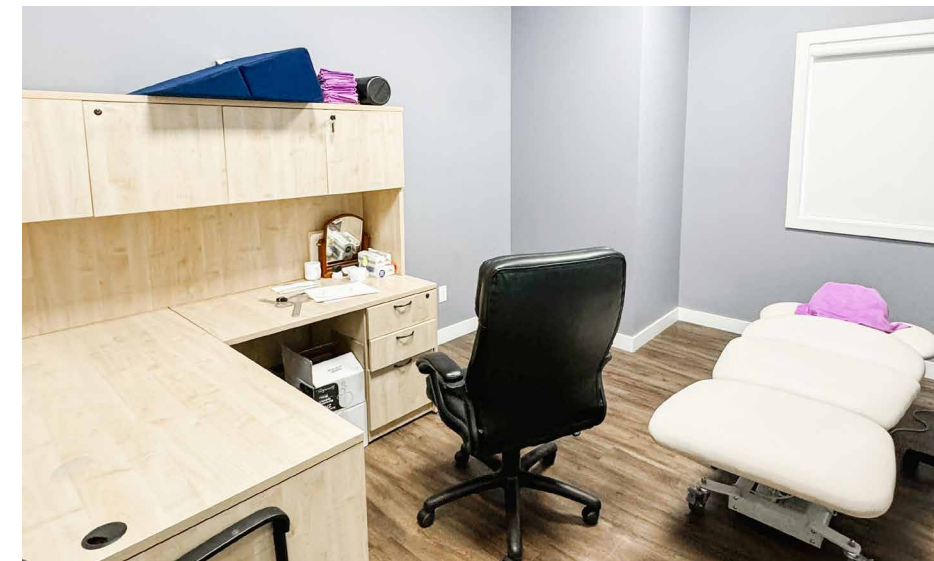
Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor") has been exclusively retained by the Court of King's Bench of Alberta as the Court appointed listing agent for the sale of **10905 & 10909 - 98 Street NW, Edmonton, Alberta** (referred to herein as **98 Street Properties** or 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 \$2,400,000, 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
Commercial Size	Building B
	Three-Bedroom 2 Suites Total Number of Suites 2 Suites
Commercial Tenants	Building A: 1,929 SF Building B: 1,900 SF Leo Massage & Spa Wellness Trendy Modern Optical

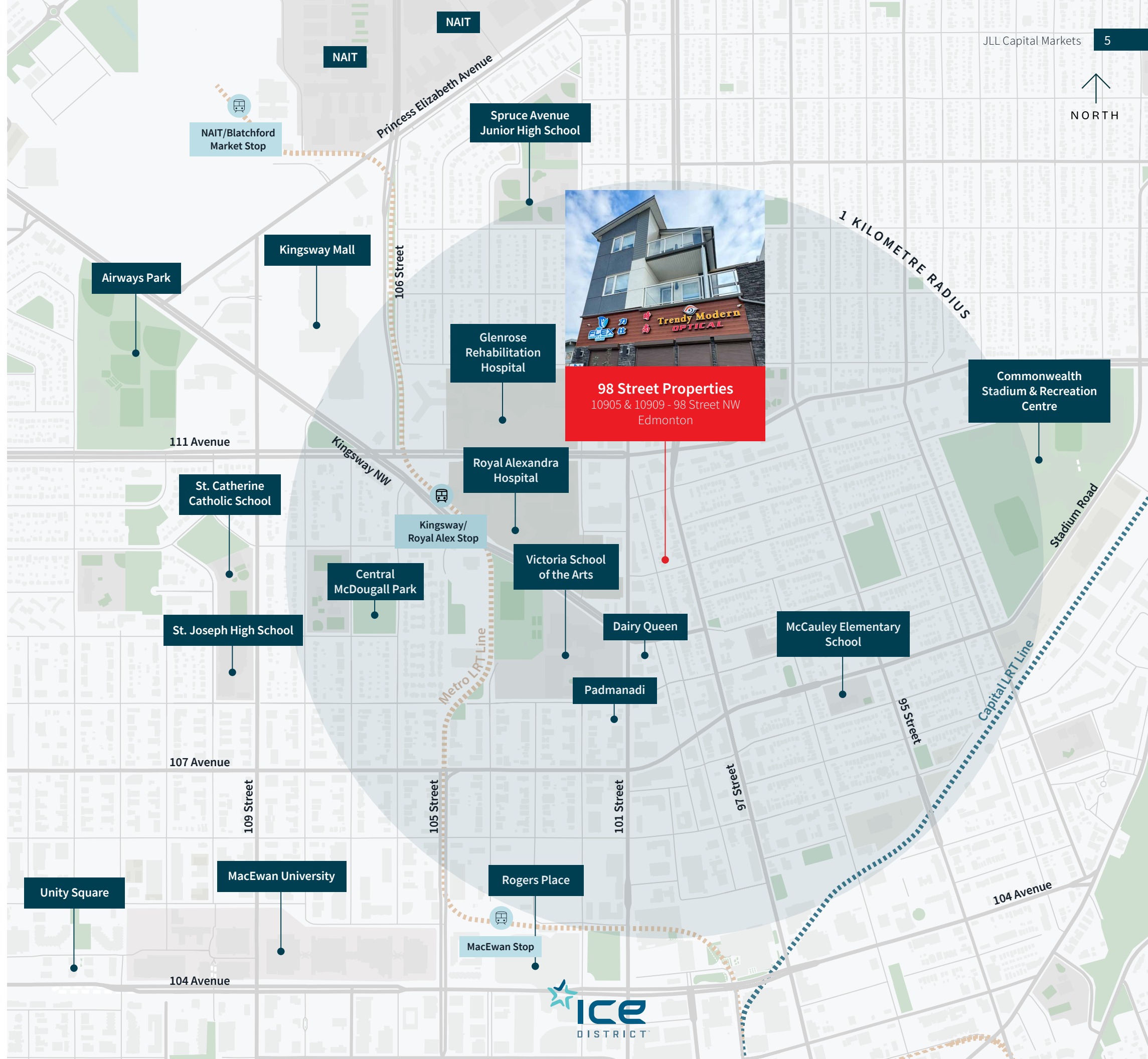


Investment Highlights

- **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





JUDICIAL SALE - 98 Street Properties | 10905 & 10909 - 98 Street NW, Edmonton, Alberta

Offering Process

The Property is being offered with an Asking Price of \$2,400,000, 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.

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