

RECEIVERSHIP SALE

# PARAMOUNT BLOCK

MIXED-USE REDEVELOPMENT SITE

10233, 10247, 10275 & 10279  
JASPER AVENUE, NW, EDMONTON, ALBERTA





## INVESTMENT OPPORTUNITY

On behalf of MNP Ltd., in its capacity as the Court Appointed Receiver, Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale a 100% freehold interest in **10233, 10247, 10275, and 10279 Jasper Ave** (the "Paramount Block", the "Property", or the "Site") a ±27,964 square foot ("SF") redevelopment site that commands a prime, high-exposure corner in Downtown Edmonton.

**The Property is being offered to the market as-is, where-is on an unpriced basis.** The Site is available to prospective purchasers free and clear of any financial encumbrances. No offer, regardless of form or content, will create any binding legal obligation upon the Vendor or the Advisor until fully executed by the Vendor and Purchaser. Please sign and return the Confidentiality Agreement ("CA") for JLL Data Room Access. All Offers to Purchase will require a Court approved Schedule "A" to the Offer to Purchase and must be subject to Court Approval.

For more information about the Site, please reach out to the Advisors below.

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# INVESTMENT HIGHLIGHTS

## HIGH-EXPOSURE DOWNTOWN EDMONTON LOCATION

Located at the corner of 103 Street NW and Jasper Ave, the site enjoys continuous exposure to over 26,870 (2023) vehicles per day and sees a strong daytime population of 130,127 people within a 2km radius of the Site. Nearby are many major employers, an abundance of shops, restaurants, and entertainment venues, with financial institutions, entertainment venues, and government offices at the federal, provincial, and municipal levels all within walking distance.

The Site's immediate access to a wide range of amenities makes it a highly desirable location. The Site benefits from proximity to the river valley trail system, Louise McKinney Riverfront Park, and a wide range of retail and dining options along Jasper Avenue and 104 Street NW, providing ultimate lifestyle-driven benefits. Additionally, the Paramount Block is served by frequent bus routes on Jasper Ave and offers near direct access to Bay/Enterprise Square LRT station, providing seamless transit connectivity across Edmonton.

### DOWNTOWN DEMOGRAPHICS\*



Total Population  
**17,731**



Median Age  
**34.1**



Average  
Household Income  
**\$90,339**



5 Year Annual  
Population Growth  
**21.2%**

\*Within 1 Kilometer from the Site



**PARAMOUNT  
BLOCK**








INVESTMENT HIGHLIGHTS

PRIME CENTRAL LOCATION


Paramount Block is strategically positioned within Edmonton's downtown core, steps away from major employers, shops, financial institutions, restaurants, and an entertainment district. Additionally, Jasper Avenue, 104 Street, and the nearby river valley trail system enhance the lifestyle appeal, while frequent bus service and close proximity to Bay/Enterprise Square LRT station ensure connectivity throughout Edmonton.

COMMUTE TIMES

LOCATION	TIME	
Ice District	4 Min	
River Valley	9 Min	
Churchill Square	9 Min	
Alberta Legislature Grounds	13 Min	

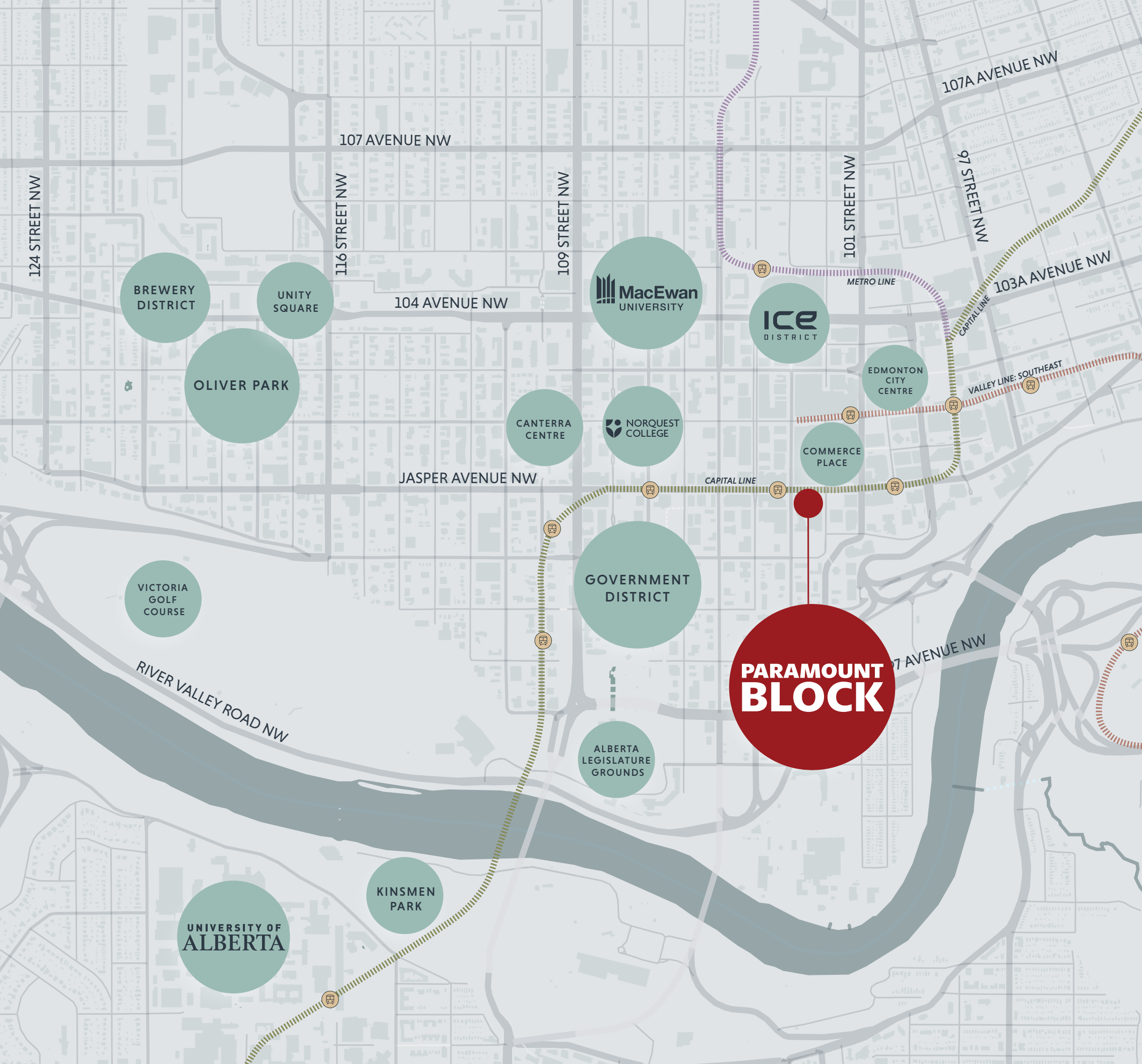


Daytime Population  
**130,127\***



Vehicles Per Day  
**26,870 (2023)**

\*Within 2 Kilometers from the Site





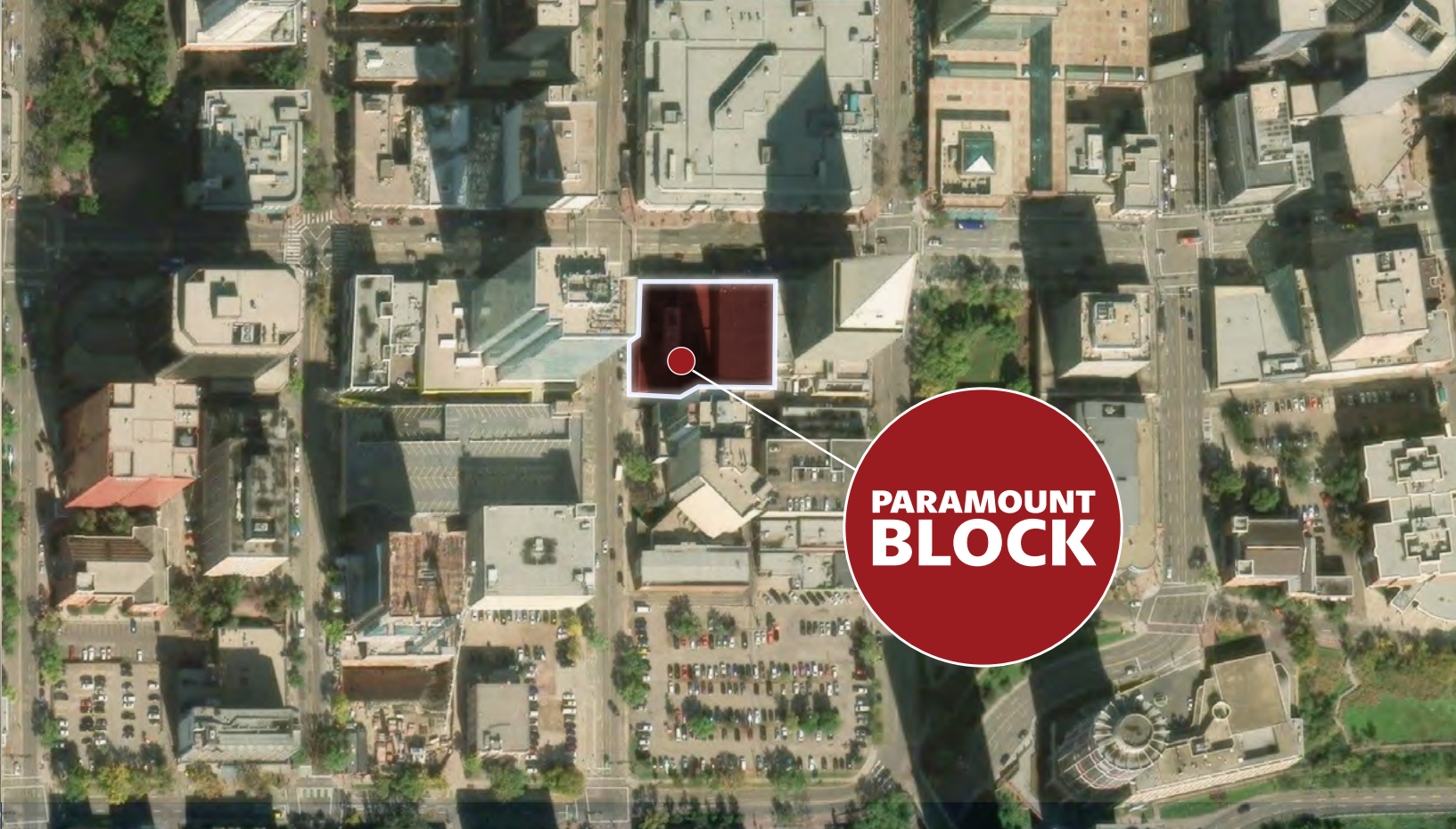




INVESTMENT HIGHLIGHTS

ZONING: CORE  
COMMERCIAL ARTS (CCA)

The Site's Core Commercial Arts (CCA) zoning allows for a variety of high-density, quality development that accommodates office, retail, service, institutional, residential, arts, and entertainment uses. This zoning meets the objectives for the Commercial Cultural Core to further strengthen Downtown's central area by providing continuous retail at ground level, enhancing arts and entertainment activities, accommodating residential uses, and supporting a pedestrian-friendly environment.



SITE DETAILS

MUNICIPAL ADDRESS	10233, 10247, 10275, and 10279 Jasper Avenue NW
LEGAL ADDRESS	Plan NB Blk 2 Lot 77,78,79 Plan 621HW Blk A, B, C Plan NB Blk 2 Lot 76
YEAR BUILT	1962 - 1974
NEIGHBOURHOOD	Downtown
SITE SIZE	± 27,964 SF (0.64 Acres)
ZONING	Core Commercial Arts (CCA)
MAX FAR	12.0
MAX BUILDABLE SF	± 335,568 SF
MAXIMUM HEIGHT	150 M
PROPERTY TAX	\$124,827 (2025)





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# PARAMOUNT BLOCK

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10233, 10247, 10275 & 10279 JASPER AVENUE, NW  
EDMONTON ALBERTA

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 for the sale of 10233, 10247, 10275, and 10279 Jasper Avenue NW, Edmonton, AB. Expressions of interest will be reviewed as received. 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 to the market as-is, where-is on an unpriced basis. All inquiries regarding the Site should be directed to:

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