



RECEIVERSHIP SALE

AZURE LANDS

Mixed-Use Redevelopment Site

10910 – 100 AVENUE NW & 10921 JASPER AVENUE NW,
EDMONTON, ALBERTA

BID DATE: OCTOBER 8, 2026 4:00PM MST



KINGSWAY MALL

COMMONWEALTH STADIUM

KINNAIRD PARK

HIGHLANDS GOLF CLUB

RUNDLE PARK

ROYAL ALEXANDRA HOSPITAL

ALBERTA LEGISLATURE GROUNDS

BREWERY DISTRICT

ICE DISTRICT

ROYAL GLENORA CLUB

VICTORIA PARK GOLF COURSE

DOWNTOWN EDMONTON

NORTH SASKATCHEWAN RIVER

AZURE LANDS

INVESTMENT OPPORTUNITY

On behalf of MNP Ltd., in its capacity as the Court Appointed Receiver, Jones Lang Lasalle Real Estate Services, Inc. ("JLL") is pleased to offer for sale a 100% freehold interest in 10910 – 100 Avenue NW & 10921 Jasper Avenue NW (the "Azure Lands", the "Property", or the "Site") a 17,675 square foot ("SF") mixed-use redevelopment opportunity strategically positioned along Edmonton's premier downtown corridor. The development site is currently enhanced with paved surface parking, exterior patio improvements, and alleyway infrastructure.

The Property is being offered to the market as-is, with a list price of \$1,490,000 and a bid deadline of 4:00 PM MST, on October 8, 2026. 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 are to be submitted on the Court Appointed Receivers form of Offer to Purchase and Interim Agreement For Sale subject to Court Approval.

The Property is being offered concurrently with 10008 - 109 Street NW (the "Cascadia Lands"), a 48,583 SF mixed-use redevelopment site adjacent to the Azure Lands. The Cascadia Lands are being offered to the market as-is, with a list price of \$3,490,000 and a bid deadline of 4:00 PM MST, on October 8, 2026. Offers on both properties are strongly preferred by the receiver; however, individual offers will be considered.

INVESTMENT HIGHLIGHTS

PREMIER JASPER AVENUE POSITIONING

The Azure Lands commands an enviable position directly along Jasper Avenue NW, Edmonton’s most recognized downtown thoroughfare, between 109 Street NW and 110 Street NW. This prime main street location places the site at the heart of Edmonton’s central business district, surrounded by established commercial activity, government offices, and urban amenities.

The Site’s central downtown placement provides immediate access to Edmonton’s most significant employment centers, retail destinations, and cultural attractions. With Jasper Avenue serving as the city’s ceremonial boulevard, the property benefits from exceptional visibility and prestige associated with this historic corridor.

DOWNTOWN DEMOGRAPHICS*



Total Population
25,613



Median Age
35.3



Average Household Income
\$86,943



5 Year Annual Population Growth
4.0%

*Within 1 Kilometer from the Site



INVESTMENT HIGHLIGHTS

STRATEGIC HUB CONNECTIVITY

Azure Lands occupies a central position within Edmonton’s interconnected downtown districts, providing seamless access to the Government Quarter, Financial District, and Entertainment Corridor. This strategic placement connects residents and businesses to the city’s most influential economic and cultural centers.

The property’s location offers unparalleled access to Edmonton’s extensive amenities network. Major corporate headquarters, government institutions, fine dining establishments, and entertainment venues are all within immediate proximity, while the nearby river valley trail system and urban parks enhance the lifestyle proposition for future developments.

COMMUTE TIMES

LOCATION	TIME
Alberta Legislative Grounds	12 Min 
River Valley	18 Min 
Jasper Ave	3 Min 
Ice District	5 Min 

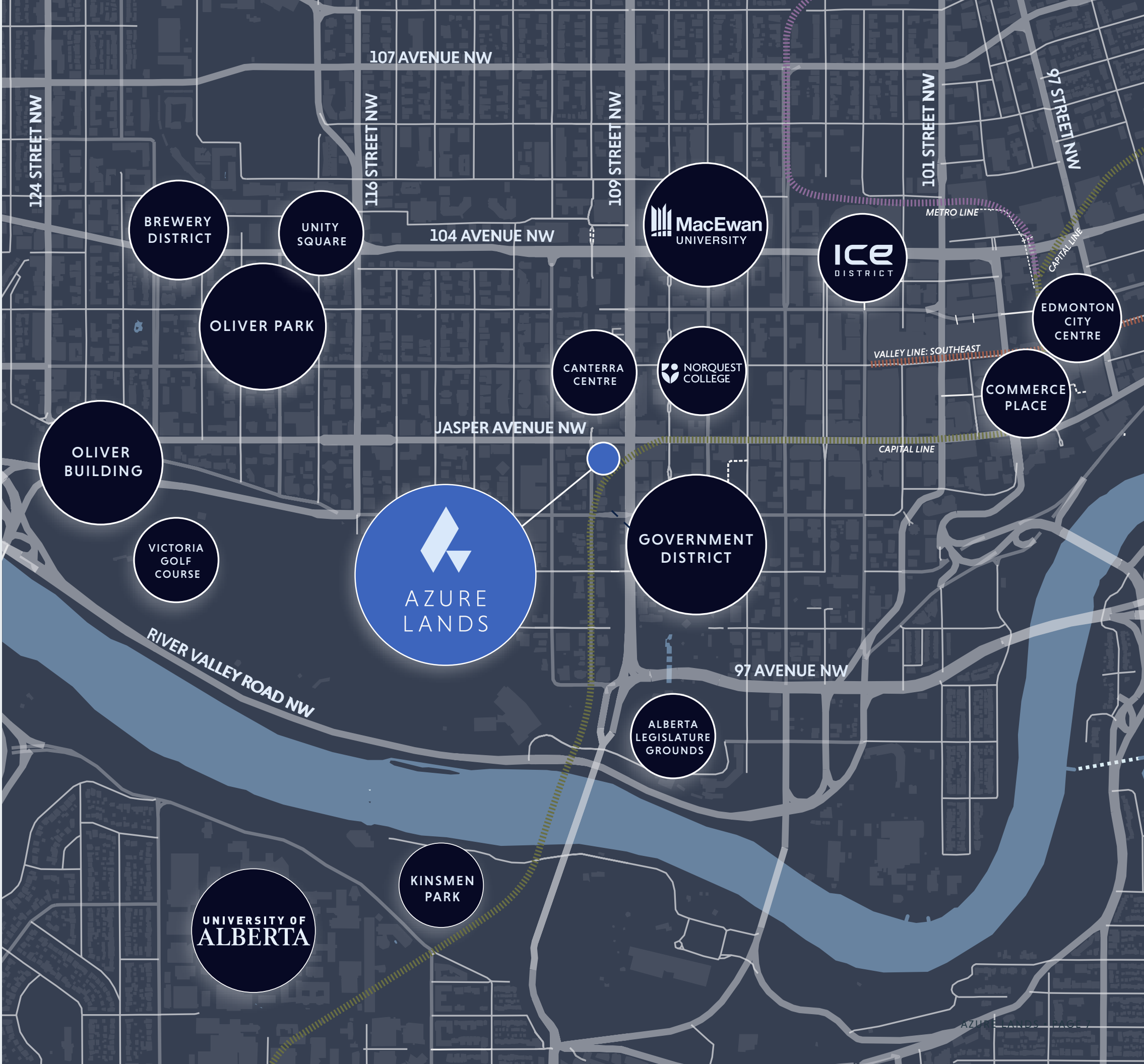


Daytime Population
134,532*



Vehicles Per Day
~26,338

*Within 2 Kilometers from the Site





LEGEND

- Capital LRT Line (In Operation)
- Metro LRT Line (In Operation)
- Future Valley West LRT Line
- Valley LRT Line (In Operation)

INVESTMENT HIGHLIGHTS

EXCEPTIONAL TRANSIT ACCESS

Azure Lands delivers superior connectivity through Edmonton's comprehensive transit infrastructure. The Corona and Government Centre LRT stations are just minutes away, providing rapid access to the University of Alberta, suburban communities, and regional destinations.

Jasper Avenue's frequent bus service, dedicated cycling infrastructure, and pedestrian-friendly streetscape ensure multiple mobility options. The immediate connection to the river valley trail network opens additional recreational and commuting possibilities, making daily transportation both convenient and enjoyable.



94
Walk Score



87
Bike Score



83
Transit Score

INVESTMENT HIGHLIGHTS

FLEXIBLE DEVELOPMENT FRAMEWORK

The property's strategic zoning configuration offers exceptional development flexibility. The majority of the site carries JAMSC (Jasper Avenue Main Street Commercial) zoning with a 7.0 FAR, while a portion maintains PS (Parks and Services) designation.

This zoning framework permits diverse development options including retail, office, and residential uses, providing developers with significant adaptability to respond to market conditions and maximize long-term value creation.



SITE DETAILS

MUNICIPAL ADDRESS	10910 – 100 Avenue NW & 10921 Jasper Avenue NW
LEGAL ADDRESS	Plan NB, Block 9, Lots 42, 43, & OT
NEIGHBOURHOOD	Downtown
SITE SIZE	17,675 SF (0.41 Acres)
ZONING	JAMSC - Jasper Avenue Main Street Commercial Zone / PS - Parks and Services
MAX FAR	7.0 (JAMSC portions)
MAX BUILDABLE SF	~123,725 SF*
MAXIMUM HEIGHT	229.6 ft (JAMSC portions)

*BASED ON JAMSC ZONED PORTIONS OF THE SITE



OFFERING PROCESS

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