



**SOUTH SIDE BANQUET FACILITY/  
PROFESSIONAL BUILDING ON 1.98 ACRES  
(CONTIGUOUS WITH 1.02 SEPARATELY TITLED LAND PARCEL)  
LAND AND BUILDING ONLY**



**RECEIVERSHIP SALE**

9241/9265 - 34A AVENUE, EDMONTON, AB



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**SOUTH SIDE BANQUET FACILITY PROFESSIONAL BUILDING AND LANDS - LAND AND BUILDING ONLY**  
RECEIVERSHIP SALE | 9241/9265 - 34A AVENUE, EDMONTON AB



WHITEMUD DRIVE

GATEWAY BLVD

99 STREET

PARSONS RD

34 AVENUE

91 STREET

MAIN BUILDING  
9241- 34A AVENUE  
25,293 SF  
on 0.96 Acres

SEPARATELY TITLED LAND  
9265 - 34A AVENUE  
1.02 Acres

**BUILDING AND LANDS**  
9241/9265 - 34A AVENUE  
25,293 SF± ON  
1.98 ACRES±

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



## PROPERTY HIGHLIGHTS



Opportunity to purchase a freestanding retail/office building totaling 25,293 sq.ft.± on 1.98 acres in South Edmonton



Highly functional property consisting of numerous owner/user possibilities and investment and future development potential



Main floor built out as fully functioning banquet facility with multiple bars, kitchen areas, and bathrooms

» Current configuration provides the ability to separate into two separate banquet halls or offer one large facility



Second floor consists of four separate office units with varying sizes and layouts

» Current Tenants include Music Studio and Church, with two units currently vacant



1.02 acres± of surplus land beside building sits directly on the corner of 34A Avenue and 93 Street, offering future development possibilities and potential

» Surplus land is fully paved and on a separate title



Exceptional location in the heart of the densely populated 34<sup>th</sup> Avenue submarket, with near immediate access to 99th Street/Parsons Road, 91st Street, Calgary Trail and Whitemud Freeway



*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*

## PROPERTY INFORMATION

ADDRESS	9241 - 34A Avenue NW (Building & Lands) & 9265 - 34A Avenue NW (Neighbouring Land Parcel)	
BUILDING SIZE	25,293 sq.ft.± over two floors	
SITE AREA	9241 - 34A Avenue NW	0.96 Acres±
	9265 - 34A Avenue NW	1.02 Acres±
	<b>TOTAL</b>	<b>1.98 Acres±</b>
LEGAL DESCRIPTION	Plan 7821552, Block 10, Lots 1 & 2	
ZONING	CB – Business Commercial	
YEAR BUILT	1979 (*as per City of Edmonton)	
PROPERTY TAXES	\$140,571.96 (2024 – both titles)	
SALE PRICE	\$5,450,000	



BANQUET HALL



BANQUET HALL



OFFICE



VACANT UNIT



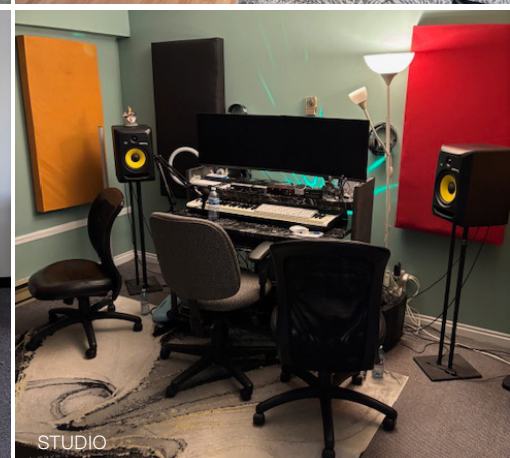
BANQUET HALL



BANQUET HALL



STUDIO



STUDIO

**SALE PRICE: \$5,450,000**





# NAI Commercial

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