



FORMER ACTION FLOORING BUILDING WITH SURPLUS LAND COMPONENT

COURT ORDERED SALE
6810 - 50 STREET, EDMONTON AB



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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



OFFERING SUMMARY

NAI Commercial Real Estate Inc. (“NAI” or the “Advisor”) has been engaged by Ernst & Young Inc. (the “Receiver” or “Vendor”) to offer a 100% freehold interest in the Action Flooring Building (the “Property” or “Offering”) located at 6810 – 50th Street, Edmonton, Alberta. The Property is being offered without a set bid date, with offers considered as they are received. For more information, please contact a member of the advisory team.

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 HIGHLIGHTS

NAI Commercial Real Estate Inc. is excited to present the unique sale offering of the Former Action Flooring Building, located at 6810 - 50th Street, Edmonton, AB. This property offers an exceptional opportunity for an owner-user to occupy a portion of the premises while leveraging the remaining space to generate additional revenue. The surplus areas present versatile possibilities, including leasing to tenants for steady income or potentially subdividing and condominiumizing the property to maximize its value and market appeal.

With its prime location and adaptable layout, the Former Action Flooring Building is well-suited for a variety of uses, making it an attractive investment for buyers seeking both functionality and revenue-generating potential. An opportunity to acquire a total building area of 57,593 sq.ft±. and includes 1.64± acres of develop ready land on a total 4.22± acre site.



Property details:

- Small bay mixed-use property offering developed office, retail showroom and warehouse space with 10 loading doors
- 57,593 square feet of leasable area with multiple configurations to lease or condominiumize

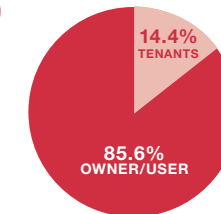


Low site coverage:

- 4.22-acre site with potential to readily develop or sub-divide 1.64 acres± surplus land



Occupancy:



Owner-user(s) can benefit from in-place income



Roper Industrial Node Location benefits:

- High traffic intersection at 68th Avenue and 50th Street (with exposure to 29,200 vehicles/day)

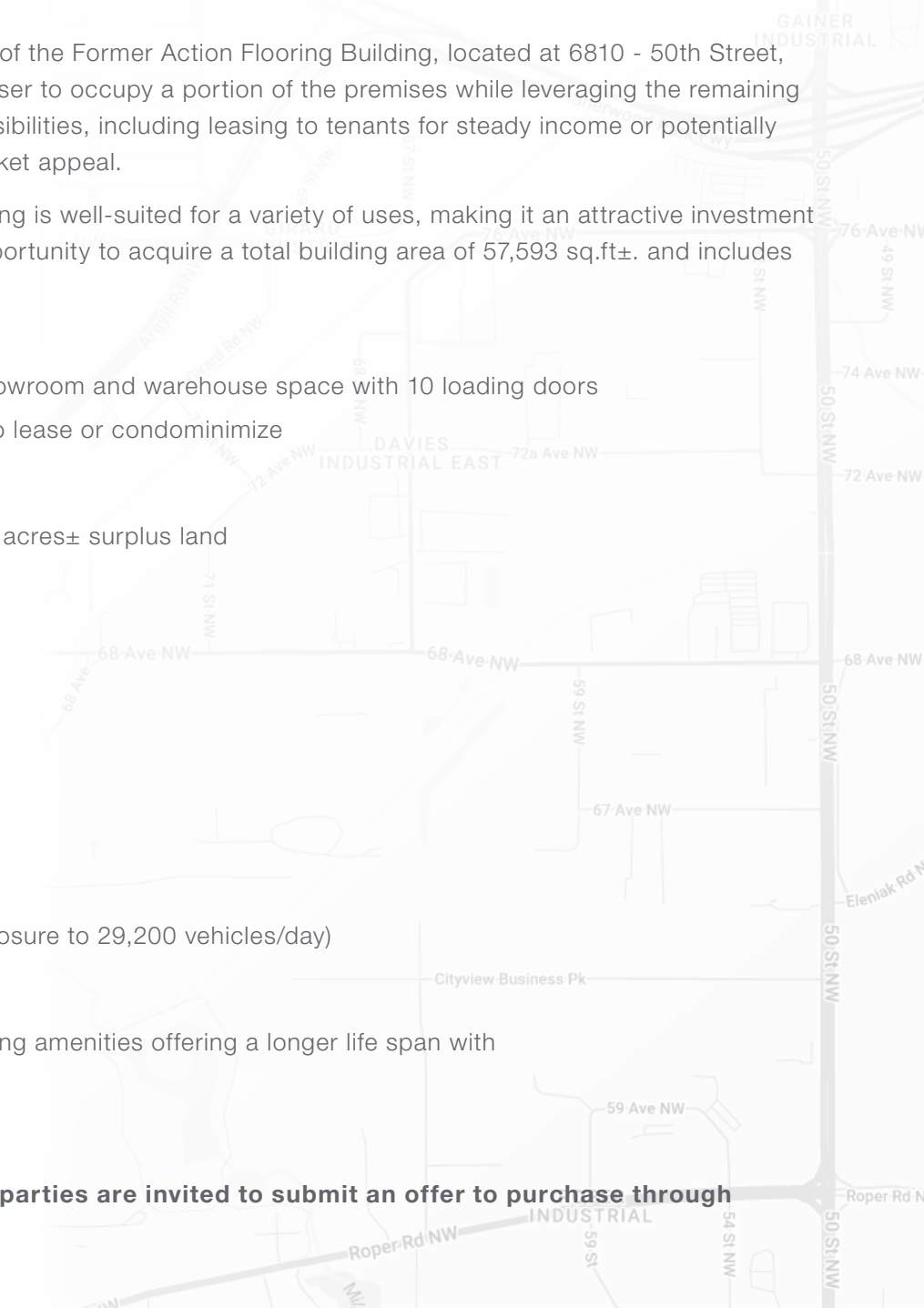


Modern construction:

- The building was recently constructed in 2018 with modern building amenities offering a longer life span with prospectively lower maintenance costs going forward

OFFERING PROCESS

The Portfolio is being offered to the market at \$14,995,000. Interested parties are invited to submit an offer to purchase through NAI Commercial Real Estate for consideration by the Receiver.



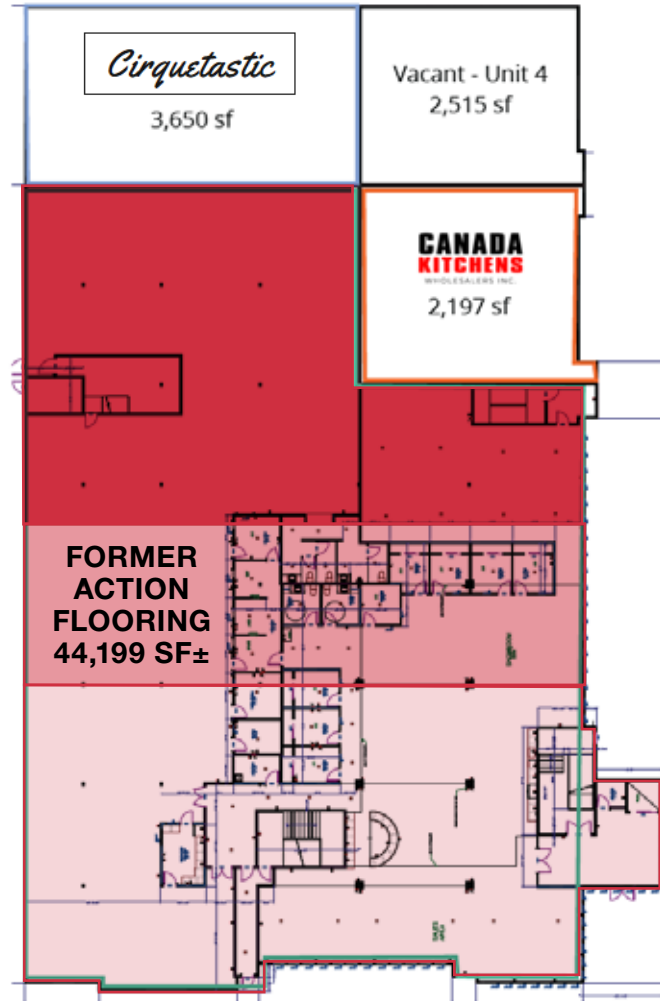
PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 1523362; Block G; Lot 1
ZONING	BE - Business Employment
BUILDING SIZE	57,593 sq.ft.±
SITE SIZE	4.22 acres (includes 1.64 acres of excess land)
SITE COVERAGE RATIO	19.1%
YEAR BUILT	2018
PARKING	99± stalls
LOADING	3 dock level doors: (3) 10'x10' 7 grade level doors: (2) 14'x14'; (3) 14' x 12'; (1) 10'x12'; (1) 8'x10'
CEILING	Warehouse: 25 ft (22 ft clearance) Showroom: 25 ft
HVAC	Roof mounted HVAC for office & retail, gas-fired overhead heaters for warehouse
LIGHTING	Energy efficient LED lights in warehouse
SPECIAL PROPERTY FEATURES	<ul style="list-style-type: none"> Elevator Serviced Building Sprinklered Motorized Overhead Door Lifts 2nd floor Cafeteria

SALE PRICE: \$14,995,000 (\$260 PSF)

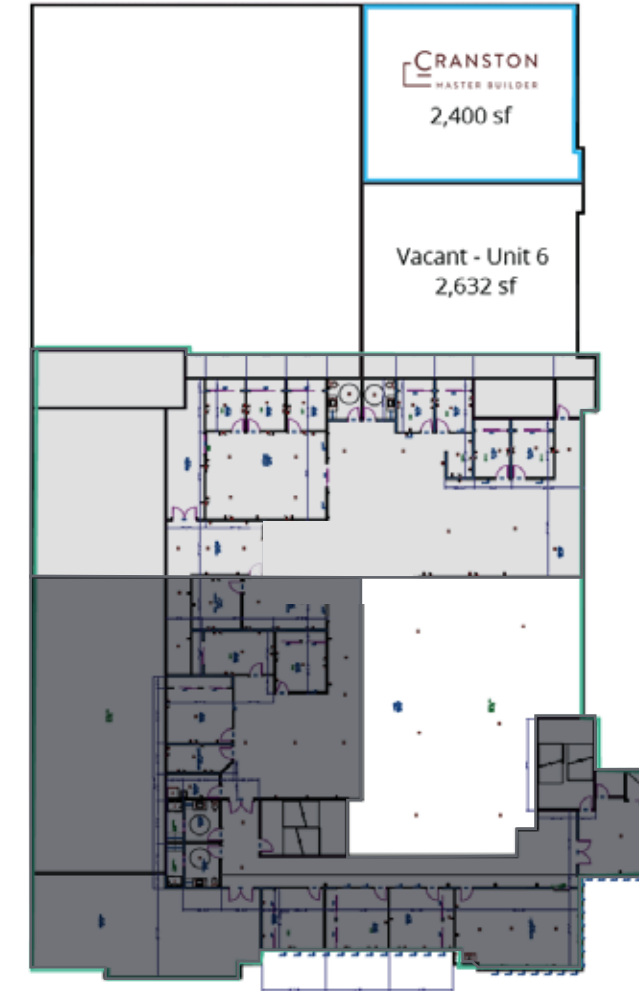
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FIRST FLOOR



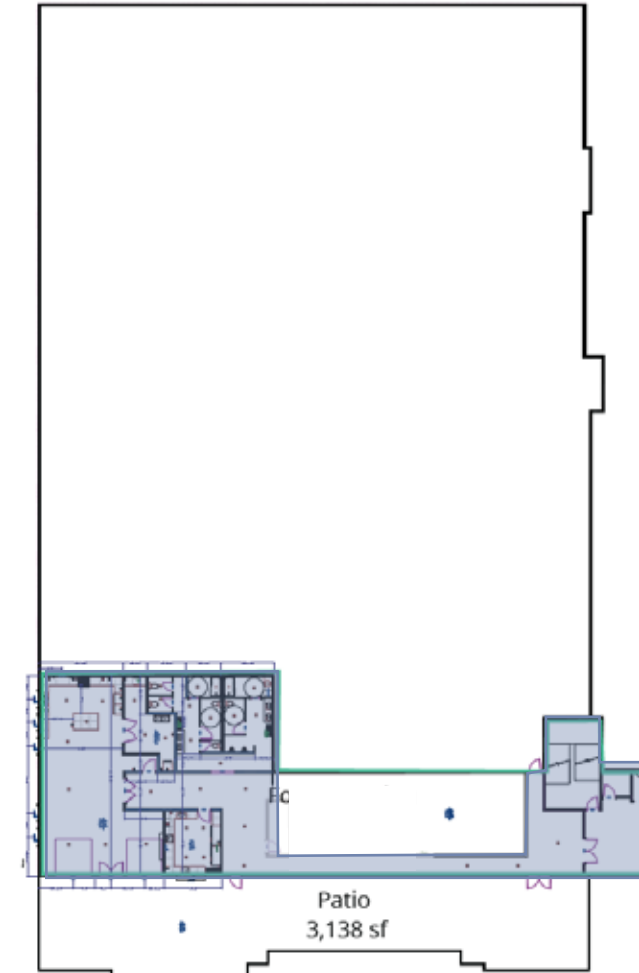
POTENTIAL TO FURTHER SUBDIVIDE OR RECONFIGURE FORMER ACTION FLOORING AREA

SECOND FLOOR



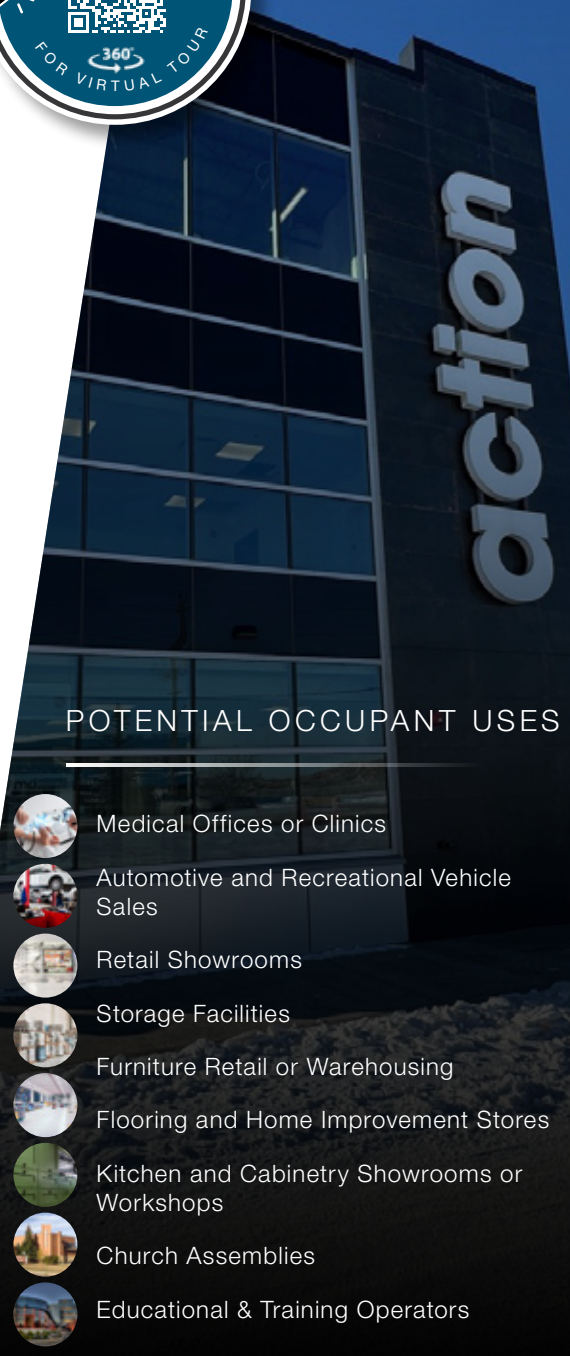
NOTE: ABILITY TO FURTHER SUBDIVIDE/RECONFIGURE 2ND FLOOR

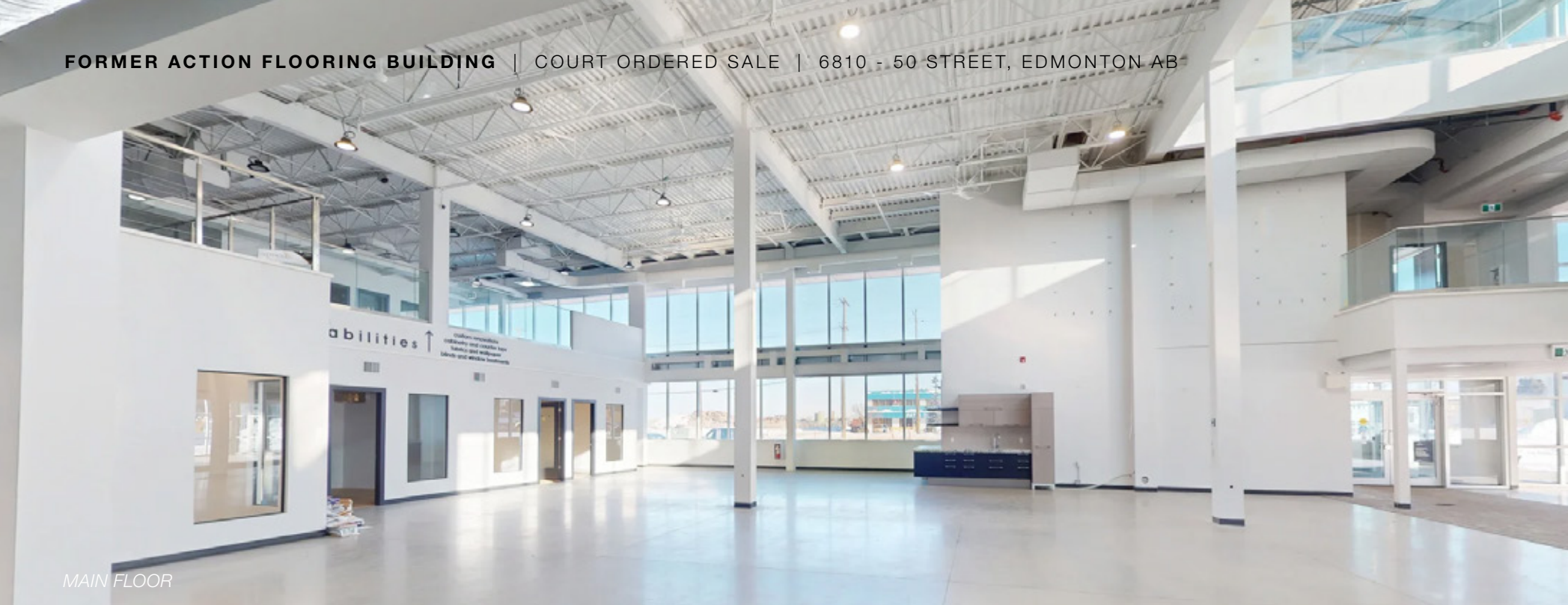
THIRD FLOOR



POTENTIAL OCCUPANT USES

- Medical Offices or Clinics
- Automotive and Recreational Vehicle Sales
- Retail Showrooms
- Storage Facilities
- Furniture Retail or Warehousing
- Flooring and Home Improvement Stores
- Kitchen and Cabinetry Showrooms or Workshops
- Church Assemblies
- Educational & Training Operators





MAIN FLOOR



2ND FLOOR



2ND FLOOR CAFETERIA

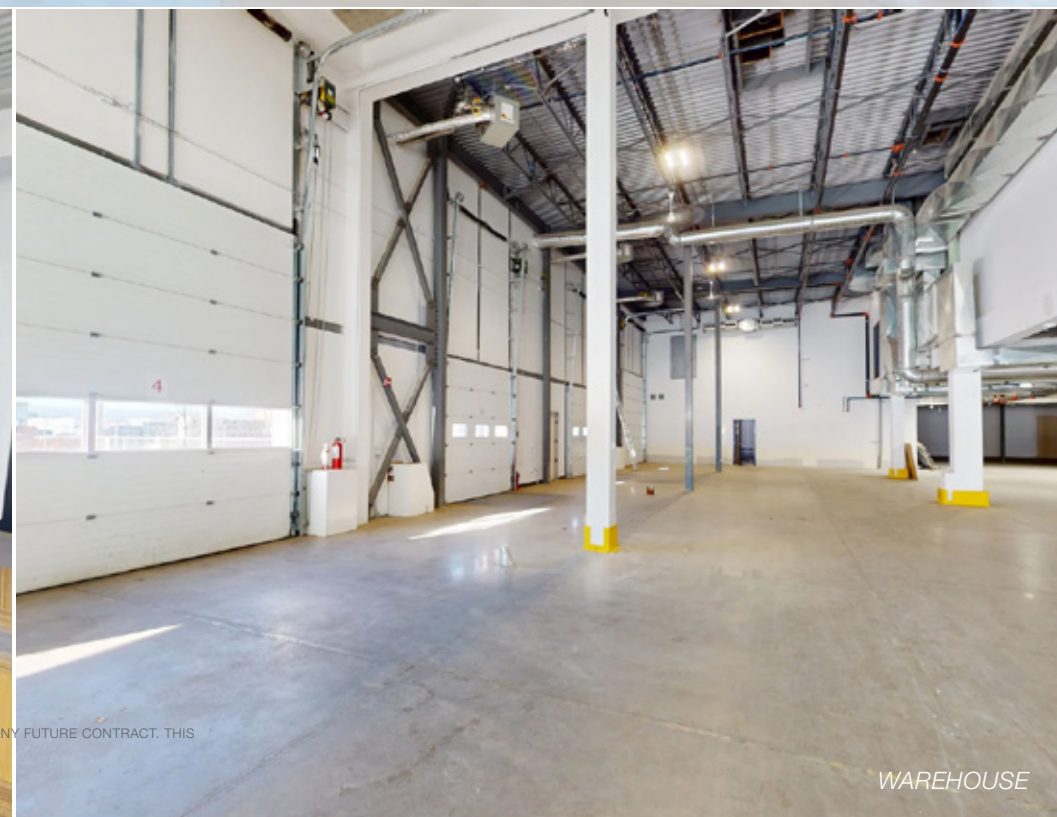


ELEVATOR



2ND FLOOR

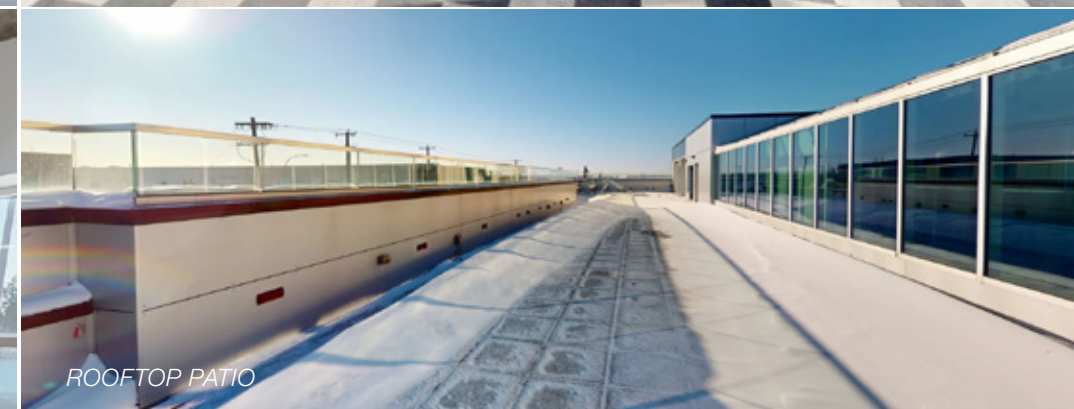
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WAREHOUSE



BOARDROOM



ROOFTOP PATIO



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GRADE/DOCK LOADING



SURPLUS LAND



LOCATION	TRAVEL DRIVE TIMES
Whitemud Drive	3 mins
Anthony Henday Drive	6 mins
Gateway Blvd/Calgary Trail	8 mins
Yellowhead Trail	10 mins
Downtown Edmonton	15 mins
Edmonton International Airport	20 mins

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