

▼ INVESTMENT ▼



7 St Anne Street

7 & 9 St. Anne Street
St. Albert, AB T8N 2X4

[VIEW BROCHURE](#)

Size: 44,815 and 2,209 SF
Sale Price: \$8,500,000.00

INVESTMENT

Excellent Opportunity for: An Owner/User looking to own and occupy a building with strong rental income from existing tenants; Investors looking to create value with the renovation, leaseup or potential condominiumization of the property. Attractive location just off St. Albert Trail in downtown region and overlooking the Sturgeon River. Building currently 61% occupied by Tenants with Net Leases in place. 39% of

Derek Claffey
Ryan Brown
Chad Griffiths
Drew Joslin
Darcie Brown



7121 - 104 Street

Performance 104 Building
7121 - 104 Street
Edmonton, AB T6E 4B7

[VIEW BROCHURE](#)

Size: 10,560 SF
Sale Price: \$1,950,000.00

INVESTMENT

FULLY LEASED. 10,560 sf± over two stories front Calgary Trail. Rental income from 2nd-floor tenant and out front media sign. Extensively upgraded with new tenant improvements on both the main floor and 2nd floor - new roof, new windows, new mechanical systems, and recently painted exterior.

Ryan Brown
Chad Griffiths
Drew Joslin



10117 - 102 Avenue

10117 - 102 Avenue
Lac La Biche, AB T0A 2C0

[VIEW BROCHURE](#)

Size: 8,505 SF
Sale Price: \$1,375,000.00

[VIEW VR TOUR](#)

INVESTMENT

Mixed use building perfect for an owner/user or investor

Derek Claffey



10355 - 82 Avenue

Tipton Block
10357 Whyte Avenue
Edmonton, AB T6E 1Z9

[VIEW BROCHURE](#)

Size: 12,175 SF
Sale Price: \$2,500,000.00

INVESTMENT

Fantastic opportunity to own a 12,175 sq.ft. character retail/ office building along Whyte Avenue. 2-storey building demised into 6 tenant spaces. Building has partial occupancy giving potential to an owner/user looking to occupy or an investor to lease up vacant spaces. All units including common areas have been renovated within the last 5 years. Building recently underwent upgraded facade, as well as upgrades to HVAC.

Ryan Brown
Darcie Brown
Drew Joslin



4309 - 50 Avenue

4309 - 50 Avenue
St. Paul, AB T0A 3A3

Size: 2,720 SF

INVESTMENT

High quality freestanding retail/investment property built out as a liquor store. The Tenant has occupied the property for over 13 years and currently operates 25 additional locations throughout Alberta. Just under 7 years remaining on lease term with renewal options in place. Located off Highway 29 with an average annual daily traffic of approximately 9,360 vehicles per day (2021). 8.5% capitalization rate based on asking price

Derek Claffey
Michael Parsons



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N1R2

[VIEW BROCHURE](#)

Size: 21,835 SF
Sale Price: \$5,900,000.00

OFFICE RETAIL INVESTMENT

The Century Building on 124th is a unique multi-tenant investment prominently located on the NW corner of 124th Street and 103rd Avenue. The centre has a complimentary mix of retail and professional offices tenancies with current report Net Operating Income (Fully Stabilized) of \$412,290.96 (2023) per annum.

Vince Caputo
Daniel Yarmon



10315 - 109 Street

Harvest Building
10315 - 109 Street
Edmonton, AB T5J1N3

[VIEW BROCHURE](#)

Size: 16,181 SF
Sale Price: \$4,000,000.00

[VIEW VR TOUR](#)

OFFICE RETAIL INVESTMENT

City Grant Program: Potential incentives available for facade upgrade and future maintenance. Functionality: 16,181 sq.ft. modern open office plan accommodates a variety of professional and/or retail/showroom users. Prominent Downtown Location: Prime property exposure to 27,800 vehicles per day and easy accessibility to public transportation (City of Edmonton, 2020). Tenant in Place: Fully leased to YMCA until March 2024.

Vince Caputo
Michael Parsons



10503 - 81 Avenue

Scona Garage
8020 - 105 Street
Edmonton, AB T6E 4Z4

[VIEW BROCHURE](#)

Size: 17,600 SF
Sale Price: \$3,600,000.00

RETAIL INVESTMENT

Developable Area: 17,600 sq.ft. over two floors that can accommodate a wide mix of commercial uses. City Grant Program: Potential incentives available for property restoration, rehabilitation and future maintenance. Neighbouring Development: Whyte Avenue corridor is slated for an additional 864 residential units.

Vince Caputo
Michael Parsons



10507 Saskatchewan Drive

10507 Saskatchewan Drive
Edmonton, AB T6E 4S1

[VIEW BROCHURE](#)

Size: 10,450 SF
Sale Price: \$3,100,000.00

[VIEW VR TOUR](#)

OFFICE RETAIL INVESTMENT

Prime Location: Situated in Old Strathcona with easy access to Whyte Avenue and to Downtown Edmonton. Building Size: 10,450 sq.ft. 1.5-storey professional building with developed sub-grade space. Includes a reception area, multiple private offices, open workspace areas, storage rooms, a kitchen, washrooms and outdoor patio space. Tenant in Place: Currently occupied by Muve Team Realty until February 2027 and Fawkes

Vince Caputo
Michael Parsons



10838 - 124 Street NW

Office/Retail
10838 - 124 Street
Edmonton, AB T5M 0H3

[VIEW BROCHURE](#)

Size: 9,540 SF
Sale Price: \$1,850,000.00

INVESTMENT

Excellent opportunity to purchase this office/retail investment property on busy 124 Street with fully leased main and second floor units. Main floor retail units. Second floor units. Basement currently unoccupied. Potential for additional revenue from unoccupied lower level. Potential for future development.

Kevin Mockford
Daniel A. Amero
Gordon Lough



15712C - 112 Avenue

Sheffield Industrial
15712 - 112 Avenue
Edmonton, AB T5M 2W1

[VIEW BROCHURE](#)

Size: 18,869 SF
Sale Price: \$2,995,000.00

INVESTMENT

Comprised of 14,128 sq.ft.± main floor and 4,741 sq.ft.± second floor office, for a total main building size of 18,869 sq.ft.±. 760 sq.ft.± storage building included in sale. Fenced and secured parking lot or storage area.

Chad Griffiths
Ryan Brown
Drew Joslin



6912 Roper Road NW

Bridgewater Business Park
6912/20/36/40
Edmonton, AB T6B 3H9

[VIEW BROCHURE](#)

Size: 15,780 SF
Sale Price: \$3,250,000.00

OFFICE INDUSTRIAL INVESTMENT

Fully Leased Investment Portfolio. Long term tenants in place since 2002. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Close proximity to future Davies LRT Station, part of the Valley Line extension. Building signage available over main door entrance. 128 parking stalls on site. Large windows.

Julie Lam



4810 - 50 Street

Duniece Centre
4810 - 50 Street
Athabasca, AB T9S 1E2

[VIEW BROCHURE](#)

Size: 29,400 SF
Sale Price: \$3,950,000.00

INVESTMENT

29,400 sq.ft.± office/retail building. Prominent location in the heart of the town of Athabasca. Retail, office and government tenants. 87± parking stalls (3.61/1,000 sq.ft. of rentable area). Anchor tenants include: Alberta Infrastructure, Subway, Domino's and Neighbours Pub.

Kevin Mockford
Gordon Lough



11402 - 89 Avenue and 8906 114 Str

Size: 22,651.5 SF
Sale Price: \$5,600,000.00
11402 - 89 Avenue and 8906 114 Street
Fort Saskatchewan, AB T8L 2P1

[VIEW BROCHURE](#)

INDUSTRIAL INVESTMENT

The subject property is comprised of 2 separately titled parcels totaling 3.95 acres with 22,651.50 square feet of leasable building area. Located off a busy Highway 15, this property has easy access to all major transportation routes that service Western Canada as well as global markets. There is also an opportunity for increased income through leasing the vacant land or the potential development of a new building.

Derek Claffey



9940 - 99 Avenue

Size: 26,128 SF
Sale Price: \$4,900,000.00
9940 - 99 Avenue
Fort Saskatchewan, AB T8L 4G8

[VIEW BROCHURE](#)

OFFICE INVESTMENT

Multi-tenant office/retail building. Located in Fort Saskatchewan City centre within the Alberta Industrial Heartland. 3 stories - built in 2006, floors 1 and 2 were renovated and floor 3 was constructed in 2012 by PCL. 26,128 sq.ft.± (includes the attached 875 sq.ft. garage); 24,946 sq.ft. deemed gross rentable space (as per building plans).

Ryan Brown
Chad Griffiths
Drew Joslin



2092 - 100 Street

2092 - 100 Street
North Battleford, SK S9A 0X5

[VIEW BROCHURE](#)

Size: 6,000 SF
Sale Price: MARKET

INVESTMENT

Standalone retail/warehouse building totaling 6,000 sq.ft.±. National Tenant. Traffic volume of 11,445 cars per day. Two new HVAC units. Convenient access to Highway 4 and 100th Street. Customer parking.

Kevin Mockford



68445 Range Road 160A

Plamondon Whitesands Resort
68445 Range Road 160A
Plamondon, AB T0A 2T0

[VIEW BROCHURE](#)

Size: 84.04 ACRE
Sale Price: \$2,400,000.00

BUSINESS INVESTMENT

This beautiful RV park is located on the west shore of Lac La Biche Lake . Plamondon Whitesands Resort is a family-oriented RV park/ campground with a multitude of amenities and growth opportunities.

Derek Claffey
Conor Clarke



5303 - 48 Avenue

Redwater
5303 48 Avenue
Redwater, AB T0A 2W0

[VIEW BROCHURE](#)

Size: 22,000 SF
Sale Price: \$3,800,000.00

[VIEW VR TOUR](#)

RETAIL INVESTMENT

NAI Commercial Real Estate has been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of a unique multi-tenant investment property prominently located on 48 Avenue (Highway 38) in Redwater. The centre has a complimentary mix of retail and residential tenancies. The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail

Vince Caputo



5002-5010 - 50 Avenue

Two Hills Retail Plaza
5002-5010 - 50 Avenue
Two Hills, AB T0B 4K0

[VIEW BROCHURE](#)

Size: 19,635 SF
Sale Price: \$1,775,000.00

INVESTMENT

19,635 sq.ft. retail/office multi tenant strip mall available . Property is located in the central business district in the Town of Two Hills . Fully leased to a diverse tenant mix including a grocery store, ATB Financial, government nonprofit, accounting firm and a local restaurant. Current NOI \$152,678 equates to a 8.6% cap rate at list price. Concrete block structure with various improvements over the past 5 years.

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin



900 Carmichael Lane

Hinton Restaurant
600, 900 Carmichael Lane
Hinton, AB T7V 1Y6

Size: 5,150 sf± & 1,500 sf± patio a

BUSINESS

Fully operational restaurant/lounge business in Hinton, AB. Overlooking HWY 16 capturing local, tourist and trucking traffic. 285 seat capacity (incl. Lounge/Patio). Pre-COVID sales in excess of \$2,000,000 annually. Lease in place with renewal options.

Kevin Mockford
Daniel A. Amero
Gordon Lough

Sold



10352 - 82 Avenue NW

Damso Izakaya Restaurant
10352 - 82 Avenue
Edmonton, AB T6E1Z8

 [VIEW BROCHURE](#)

Size: 1,948 SF
Sale Price: Call Listing Agent

 [VIEW VR TOUR](#)

BUSINESS

Fully fixtured, turn-key Japanese Izakaya restaurant. An existing business with excellent consumer ratings. Located in the heart of Whyte Avenue. Walking Distance to the University of Alberta, Calgary Trail, Gateway Boulevard. Prominent frontage and exposure to pedestrians and vehicles.

[Julie Lam](#)



5403 Gateway Boulevard

South Centre
5431 Gateway Boulevard
Edmonton, AB T6H 2H3

 [VIEW BROCHURE](#)

Size: 1,800 SF
Sale Price: \$179,000.00

BUSINESS

1,800 sq.ft.± restaurant with dining area and full service kitchen. Includes all furniture, fixtures, equipment and leasehold interests. Turn key business.

[Daniel Amero](#)



6815 - 83 Street

Turnkey Pub/Sports Lounge
6825 - 83 Street
Edmonton, AB T6C2X9

 [VIEW BROCHURE](#)

Size: 2,650 SF
Sale Price: \$325,000.00

BUSINESS

Established south side pub/sports lounge. 109 seat capacity. 5 VLT's and 2 pool tables. Close proximity to both commercial and residential areas. Summer patio area. Operating since 2011. Asset sale/operating name not included.

[Kevin Mockford](#)
[Gordon Lough](#)



68445 Range Road 160A

Plamondon Whitesands Resort
68445 Range Road 160A
Plamondon, AB T0A 2T0

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[Derek Claffey](#)
[Conor Clarke](#)