



ECO INDUSTRIAL BUSINESS PARK LANDS



RECEIVERSHIP SALE

228.63 ACRES INDUSTRIAL LAND, EDMONTON, AB

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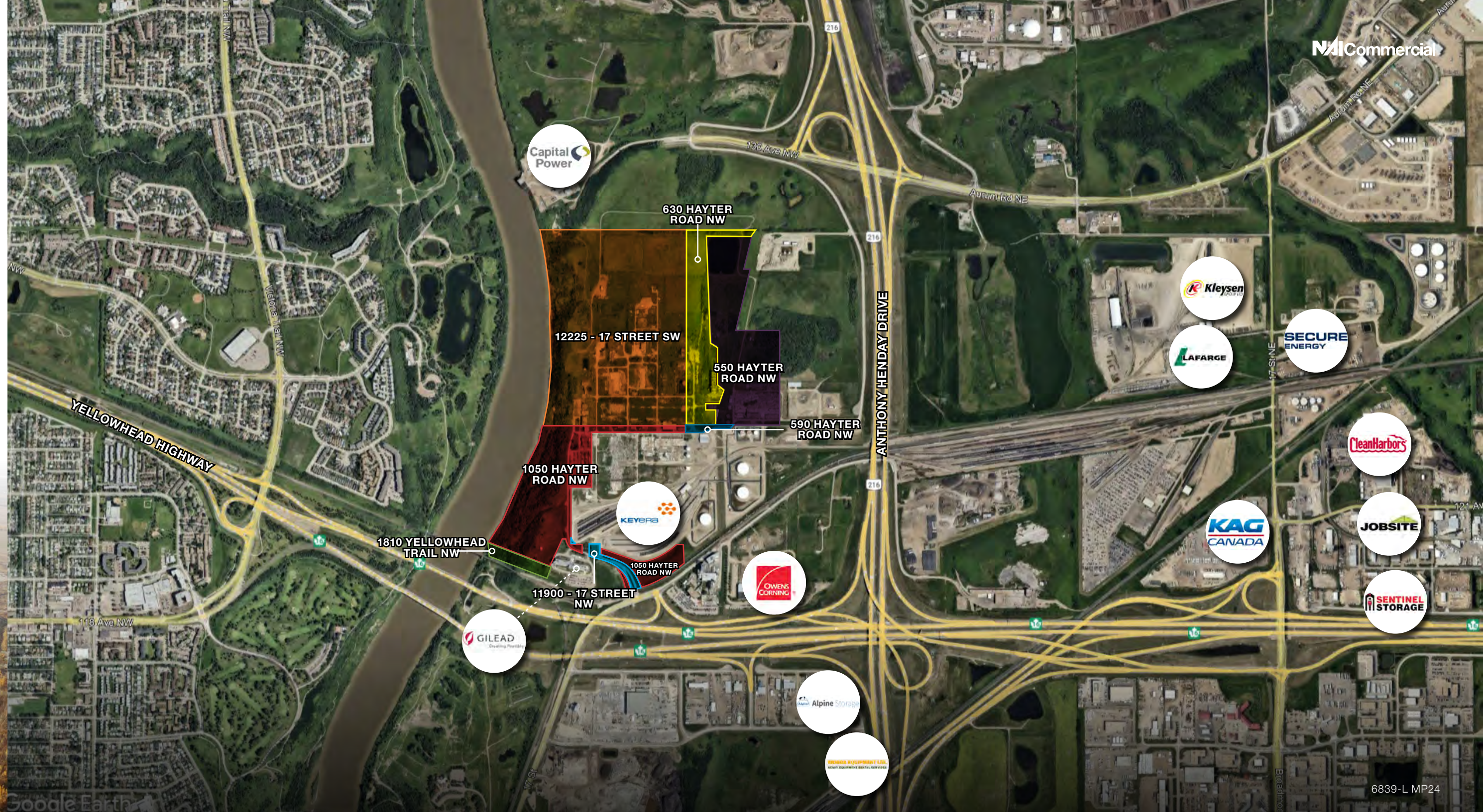
NAI COMMERCIAL REAL ESTATE INC.
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THE OPPORTUNITY

On behalf of the Receiver, MNP Ltd., NAI Commercial Real Estate is pleased to offer for sale a 100% freehold interest in seven contiguous industrial properties consisting of 228.63 Acres± of industrial land, including five separate mineral rights titles, within the Eco-Industrial Business Park located in Edmonton, Alberta.

This offering represents a unique opportunity for investors with numerous redevelopment possibilities and considerable value-add potential. Key features include stunning river views and a vast network of existing infrastructure, including two Class 1A disposal wells and multiple buildings throughout.

The Eco-Industrial Business Park Lands are being offered strictly as-is, where-is on an unpriced basis, with bids being accepted until June 30th, 2025.



PROPERTY INFORMATION

ADDRESS	SITE AREA (ACRES±)	ZONING	LEGAL	ASSESSED VALUE (2024)	TAX LEVY (2024)
12225 - 17 Street NW	113.64 ac	IH (Heavy Industrial)	NW-17-53-23-4	\$4,176,500.00	\$110,523.10
550 Hayter Road NW	40.58 ac	IH (Heavy Industrial)	Plan 8323217, Lot 3	\$2,708,500.00	\$71,675.30
590 Hayter Road NW	1.20 ac	IM (Medium Industrial)	Plan 8323217, Lot 2	\$500,500.00	\$13,244.77
630 Hayter Road NW	23.18 ac	IH (Heavy Industrial)	NE-17-53-23-4	\$990,000.00	\$26,198.45
1050 Hayter Road NW	45.84 ac	IM (Medium Industrial)	SW-17-53-23-4	\$5,218,000.00	\$138,084.40
11900 - 17 Street NW	2.05 ac	IM (Medium Industrial)	Plan 5725RS Lot E	\$73,000.00	\$1,931.79
1810 - Yellowhead Trail NW	2.12 ac	IM (Medium Industrial)	Plan 1904EO Bik OT	\$38,500.00	\$1,018.81
TOTAL	228.63 ac			\$13,705,000.00	



MINERAL RIGHTS TITLES

SHORT LEGAL	LEGAL DESCRIPTION
4;23;53;17;NE	*ALL MINES AND MINERALS WITHIN, UPON OR UNDER: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 QUARTER NORTH EAST CONTAINING 160 ACRES MORE OR LESS EXCEPTING THEREOUT: ALL THAT PORTION WHICH LIES WEST OF THE WEST LIMIT OF THE INTERPROVINCIAL PIPE LINE RIGHT OF WAY AS SHOWN ON RIGHT OF WAY PLAN 2047HW CONTAINING 44 ACRES MORE OR LESS
4;23;53;17;NW;SW	FIRST *ALL MINES AND MINERALS WITHIN, UPON OR UNDER: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 ALL THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES EAST OF THE NORTH SASKATCHEWAN RIVER CONTAINING 124 ACRES MORE OR LESS SECOND *ALL MINES AND MINERALS EXCEPT COAL IN 15.56 ACRES TAKEN FOR RIGHT OF WAY OF THE CANADIAN NATIONAL RAILWAY AS SHOWN ON RAILWAY PLAN 6073CL WITHIN, UPON OR UNDER: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 THE FRACTIONAL SOUTH WEST QUARTER CONTAINING 149.60 ACRES MORE OR LESS
4;23;53;17;SE	*ALL MINES AND MINERALS WITHIN, UPON OR UNDER: FIRST: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 QUARTER SOUTH EAST CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS. EXCEPTING THEREOUT: 2.89 HECTARES (7.15 ACRES) MORE OR LESS TAKEN FOR RIGHT OF WAY OF THE CANADIAN NATIONAL RAILWAY AS SHOWN ON RAILWAY PLAN 6073 CL. *ALL MINES AND MINERALS EXCEPT COAL WITHIN, UPON OR UNDER: SECONDLY: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 ALL THAT PORTION OF THE SOUTH EAST QUARTER CONTAINING 2.89 HECTARES (7.15 ACRES) MORE OR LESS FOR RIGHT OF WAY OF THE CANADIAN NATIONAL RAILWAY AS SHOWN ON RAILWAY PLAN 6073CL
4;23;53;17;NE	*ALL MINES AND MINERALS WITHIN, UPON OR UNDER: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 ALL THAT PORTION OF THE NORTH EAST QUARTER WHICH LIES WEST OF THE WEST LIMIT OF THE INTERPROVINCIAL PIPE LINE RIGHT OF WAY AS SHOWN ON RIGHT OF WAY PLAN 2047HW CONTAINING 44 ACRES MORE OR LESS
4;23;53;17;SW	*ALL COAL, WITHIN, UPON OR UNDER: MERIDIAN 4 RANGE 23 TOWNSHIP 53 SECTION 17 ALL THOSE PORTIONS OF THE SOUTH WEST QUARTER SHOWN COLOURED PINK ON FILED PLAN 1904EO CONTAINING 5 ACRES, MORE OR LESS



PROPERTY HIGHLIGHTS



Disposal Wells: 100% working interest in this Class 1A water disposal facility including Two Class 1A wells and associated approvals to dispose into the Nisku formation



Water Rights: Property contains rare opportunity for water rights directly from the North Saskatchewan River



Close proximity to Rail: Multiple rail spurs with potential for numerous access routes



Multiple Titled Parcels: Offering consists of seven (7) individual titles all with varying sizes/attributes with potential for partial resale after acquisition



Location: Near direct access to the Anthony Henday Freeway with close proximity to the Aurum Industrial Park and the Edmonton Waste Management Centre, in addition to other major transportation routes (Yellowhead Trail/Hwy 16, Sherwood Park Freeway, and Highway 15)



BUILDING 1 – APPROX. 8,100 SQ. FT.



BUILDING 2 – APPROX. 17,000 SQ. FT.



BUILDING 3 – APPROX. 5,000 SQ. FT.



BUILDING 4 – APPROX. 8,700 SQ. FT.



BUILDING 5 – APPROX. 8,700 SQ. FT.



BUILDING 6 – APPROX. 20,000 SQ. FT. OVER TWO FLOORS



BUILDING/SITE 7 – THREE BUILDINGS TOTALING APPROXIMATELY 19,500 SQ. FT.



BUILDING 8 – APPROX. 7,850 SQ. FT.



BUILDING 9 – APPROX. 5,000 SQ. FT.



BUILDING 10 – APPROX. 1,200 SQ. FT.

***BUILDINGS HAVE LIMITED USABILITY IN CURRENT CONDITION**

TWO CLASS 1A WELLS



WATER RIGHTS



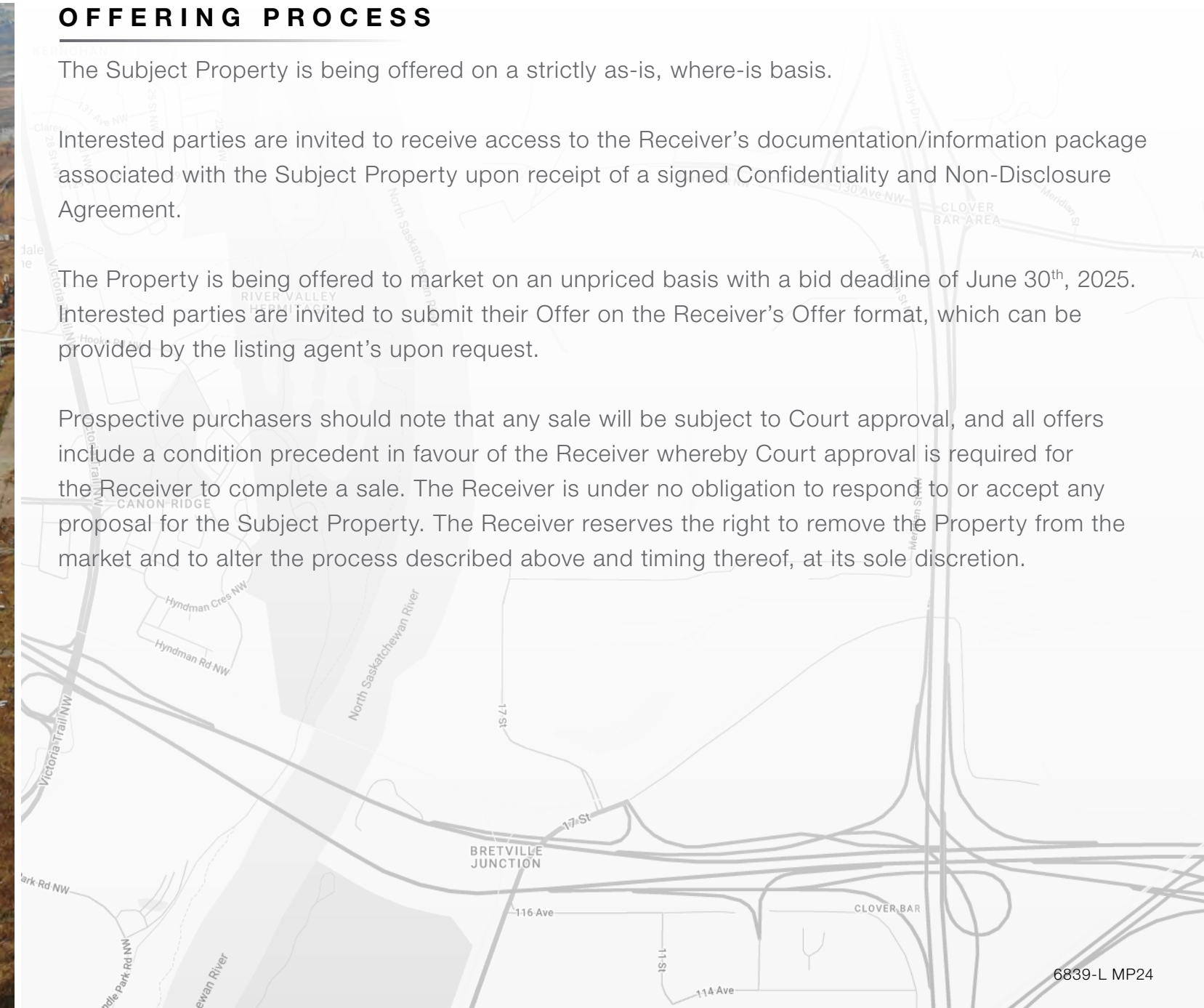
OFFERING PROCESS

The Subject Property is being offered on a strictly as-is, where-is basis.

Interested parties are invited to receive access to the Receiver's documentation/information package associated with the Subject Property upon receipt of a signed Confidentiality and Non-Disclosure Agreement.

The Property is being offered to market on an unpriced basis with a bid deadline of June 30th, 2025. Interested parties are invited to submit their Offer on the Receiver's Offer format, which can be provided by the listing agent's upon request.

Prospective purchasers should note that any sale will be subject to Court approval, and all offers include a condition precedent in favour of the Receiver whereby Court approval is required for the Receiver to complete a sale. The Receiver is under no obligation to respond to or accept any proposal for the Subject Property. The Receiver reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion.





NAI Commercial

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