



HIGH EXPOSURE RETAIL/INVESTMENT PROPERTY

LAND AND BUILDING ONLY

RECEIVERSHIP SALE

5008/5036 - 106 AVENUE NW, EDMONTON AB



VINCENZO CAPUTO

MBA, SIOR, Partner

780.436.7624

vcaputo@naiedmonton.com

NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW

Edmonton, AB T6E 4Y1

780 436 7410 | naiedmonton.com

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

OPPORTUNITY

A unique multi-tenant investment prominently positioned along the high-traffic 106 Avenue and 50 Street commercial axis, the property benefits from strong visibility and accessibility within the well-established Capilano community.

The centre is anchored by popular Catch of the Week grocery store with a complimentary mix of community servicing retail tenancies currently reporting a Net Operating Income of \$360,000 per year.

The 2.07 acre site offers:

Owner/Operator Potential for a portion of the asset to be occupied by an owner such as medical, professional or retail user.

Development Expansion Potential - Ability to add CRU pad site (3,000 to 5,000 sq.ft.+ with drive thru access in south east corner of site.

PROPERTY HIGHLIGHTS



Rare opportunity for professional/retail users to secure an incoming producing asset



Staggered lease terms with community driven Tenant mix with built-in rent escalations



Prime corner site 106 Avenue and 50 Street with exposure to 33,600 vehicles per day with easy access to Wayne Gretzky Drive and Sherwood Park Freeway

The information herein is not warranted by the Lender/Receiver 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.

NAL Commercial



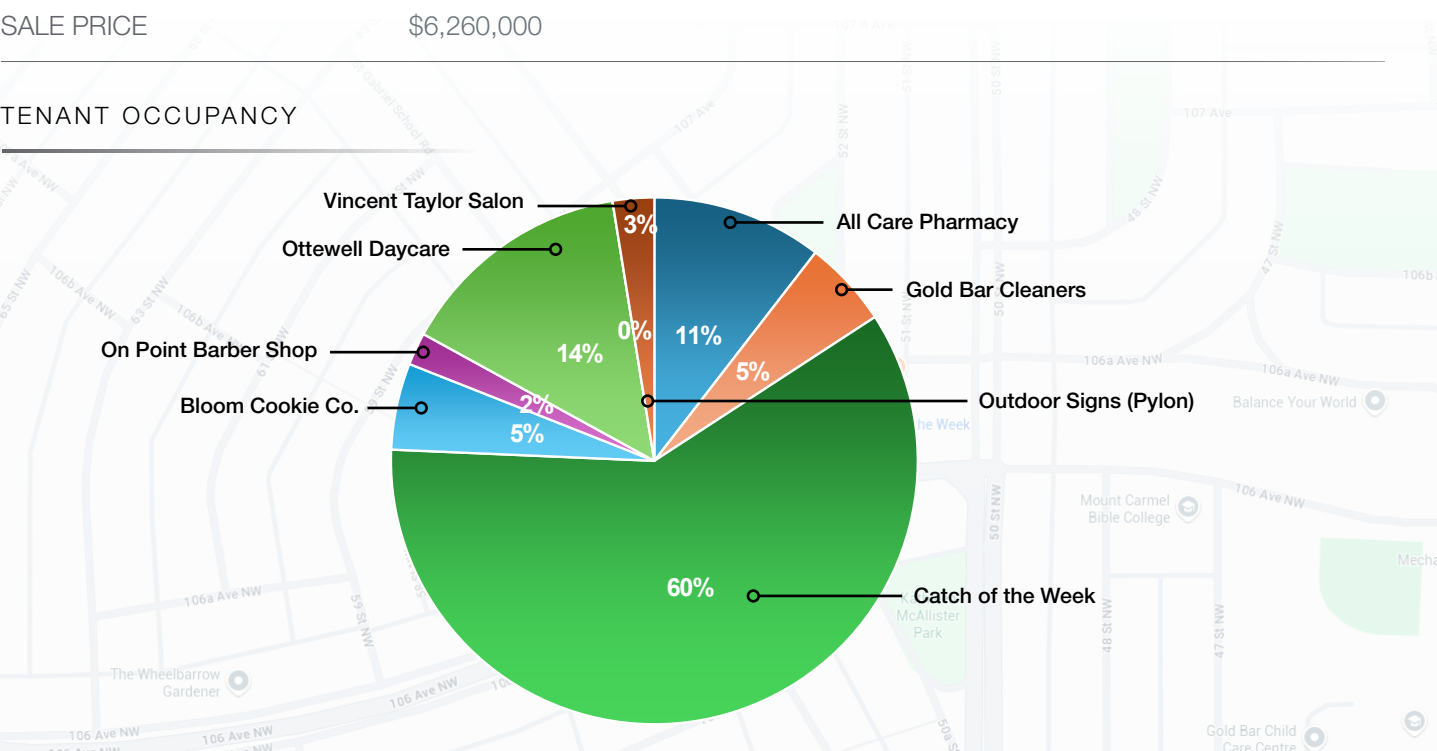
SALE PRICE: \$6,260,000

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ADDITIONAL INFORMATION

BUILDING SIZE	21,775 sq.ft.±
LEGAL DESCRIPTION	Plan 1821688 Blk 30 Lot 41
ZONING	Neighbourhood Commercial (CN)
NEIGHBOURHOOD	Capilano
YEAR BUILT	1968
PROPERTY TAXES	\$106,417.05 (2025)
LEASES & RENT ROLL	To be provided once confidentiality agreement is executed
NET OPERATING INCOME	Approximately \$360,000
WALT	3.05 years
SALE PRICE	\$6,260,000

TENANT OCCUPANCY



CRU EXPANSION POTENTIAL

Gold Bar Centre, 5036 – 106 Avenue NW, presents up to 5,000 SF of prime ground-floor retail space with potential for a drive-thru opportunity. Strategically positioned within a high-traffic residential community, the site is zoned for a wide range of uses, including retail, quick-service restaurant, medical, daycare, and personal services.



43,795
DAYTIME POPULATION

2.7%
ANNUAL GROWTH
2023-2033

11,774
EMPLOYEES

\$1.3B
CONSUMER SPENDING

17,300
106 AVE W OF 50 ST

\$99,568
AVERAGE HOUSEHOLD INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

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NAICommercial



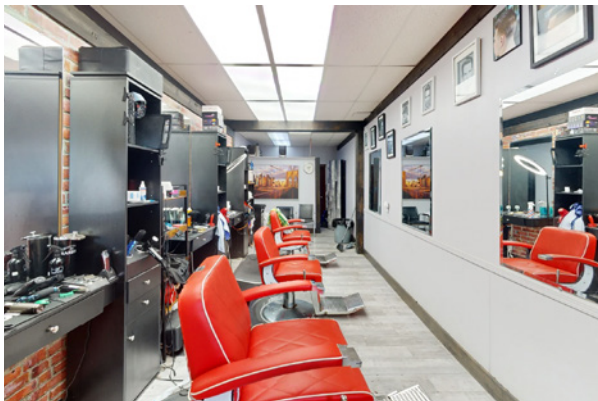


CATCH OF THE WEEK | www.catchoftheweekedmonton.com

The centre's anchor Tenant since July 2022, Catch of the Week occupies a high-profile end-cap location with prime exposure along 106 Avenue and convenient wraparound parking. This modern specialty grocer has earned a reputation as the city's best source for unique fish, seafood, meats, and more, making it a true destination retailer within the community.



5036 - 106 AVENUE

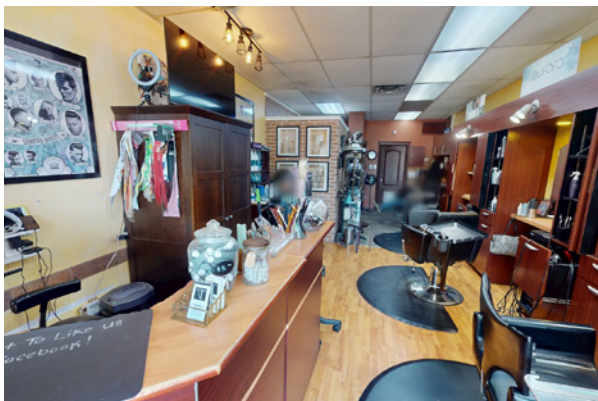


ON POINT BARBER SHOP LTD. | www.goldbarbarber.com

A trusted Tenant for 6+ years, On Point Barber Shop specializes in men's grooming and has earned its spot as a top barber in the community. Known for expert service and efficiency, the team keeps clients looking sharp while respecting their time.



5028 - 106 AVENUE



VINCENT TAYLOR SALON | <https://vincenttaylorsalon.ca>

Since October 2018, Vincent Taylor Salon has proudly served the Capilano community. Owner Lonnie, a seasoned stylist with over 30 years of experience, built her career specializing in ladies' hair, education, and mentoring, bringing both expertise and passion to her salon.



5026 - 106 AVENUE



OTTEWELL DAYCARE | <https://ottewelldaycare.com/>

A well-established childcare operator, Ottewell Daycare has been serving the community from this centre for over 11 years. The centre offers a variety of tailored learning and care programs designed to support each child's growth and development. Families also benefit from an expansive, enclosed outdoor play area located directly on-site.



5024 - 106 AVENUE



GOLD BAR CLEANERS | <https://www.goldbardrycleaners.com/>

A trusted Tenant for over 5 years, Gold Bar Cleaners is a valued service provider within the community.



5018 - 106 AVENUE



ALL CARE PHARMACY | <https://all-care-pharmacy.com-place.com/>

A long-standing staple of the centre for over 8 years, All Care Pharmacy has become a trusted healthcare partner for countless families. The pharmacy is dedicated to delivering exceptional, personalized pharmaceutical care tailored to the needs of the community.

All Care Pharmacy

5016 - 106 AVENUE



BLOOM COOKIE CO. | <https://bloomcookieco.ca/>

“Everyone deserves a really great cookie.” Bloom has been a proud Tenant of the centre since July 15, 2023, operating a boutique bakery and coffee shop that has quickly become a community favourite. Positioned on the east end of the property fronting 50th Street, Bloom offers both indoor seating for eight and generous outdoor seating, complemented by ample free parking at the door. Open seven days a week



5010 - 106 AVENUE



OUTFRONT (EXTERIOR SIGNS STRUCTURES) | <https://www.outfront.com/>

With a recently renewed lease, Outfront Media stands as one of America's most innovative outdoor advertising companies, making them a high-profile yet low-maintenance Tenant for the centre. Their exterior signage is prominently positioned at the east and south ends of the parking lot, capturing maximum visibility from drive-by traffic.

OUTFRONT



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