

For Sale

Southside Business Park
Warehouse & Office Condominiums

NEW PRICING
OFFICE CONDO UNITS



9603 - 41 Avenue

Edmonton, Alberta

Property Features:

- New Pricing: Office units reduced to \$185 psf
- Warehouse units starting at \$209 psf
- South Central location with exposure to 97th Street
- A variety of functional improvements and floor plan layouts to choose
- IB zoned allowing for a wide range of potential uses
- Easy access to public transit and Whitemud Drive
- Enriched reserve fund through developer contribution
- Highly functional loading and access
- Warehouse bays offer up to 22' clear ceilings
- New roof (2013) and steel cladding (2011) on both buildings

Frank Gibson

+1 780 436 7410

fgibson@naiedmonton.com

Kevin Mockford

+1 780 436 7410

kmockford@naiedmonton.com

Vince Caputo

+1 780 436 7410

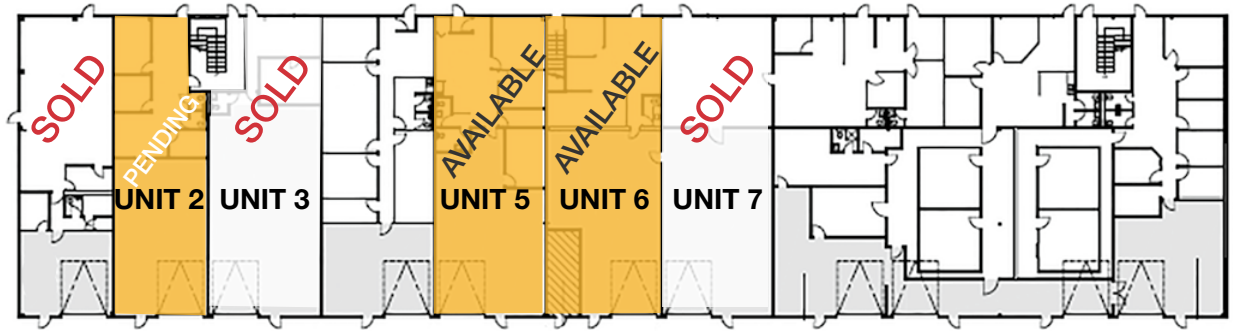
vcaputo@naiedmonton.com

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.

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com

Warehouse Units for Sale

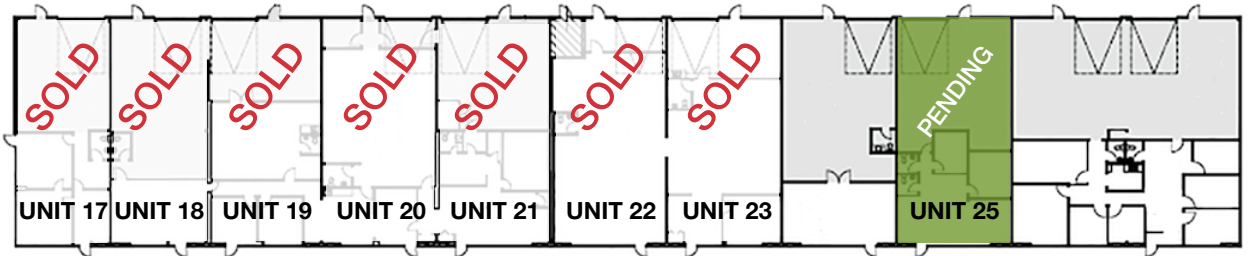
North Building
(Building 1):



| UNIT # | CIVIC ADDRESS | CONDO SQ. FT. | SALE PRICE | SALE PRICE PSF (approx.) | STATUS |
|--------|---------------|---------------|----------------------|--------------------------|-----------|
| 2 | 9639 | 1,916 SF | \$409,395 | \$213 | Pending |
| 3 | 9635 | 2,207 SF | \$461,895 | \$209 | SOLD |
| 5 | 9631 | 2379 SF | \$479,900 | \$202 | Available |
| 6 | 9623 | 2,142 SF | \$456,246 | \$213 | Available |
| 7 | 9619 | 2,400 SF | \$503,895 | \$210 | SOLD |

South Building
(Building 2):

*Ability to accommodate 1,496 sq. ft. to 11,914 sq. ft.



| UNIT # | CIVIC ADDRESS | CONDO SQ. FT. | SALE PRICE | SALE PRICE PSF (approx.) | STATUS |
|--------|---------------|---------------|----------------------|--------------------------|---------|
| 17 | 4043 | 1,496 SF | \$377,895 | \$252 | SOLD |
| 18 | 4039 | 1,528 SF | \$346,395 | \$227 | SOLD |
| 19 | 4035 | 1,765 SF | \$377,895 | \$214 | SOLD |
| 20 | 4031 | 1,808 SF | \$377,895 | \$209 | SOLD |
| 21 | 4027 | 1,798 SF | \$377,895 | \$210 | SOLD |
| 22 | 4023 | 1,711 SF | \$363,195 | \$212 | SOLD |
| 23 | 4019 | 1,808 SF | \$377,895 | \$209 | SOLD |
| 25 | 4011 | 1,798 SF | \$377,895 | \$210 | Pending |

Office Units for Sale

North Building
(Building 1
- 2nd Floor):



| UNIT # | CIVIC ADDRESS | CONDO SQ. FT. | SALE PRICE | ^{NEW} SALE PRICE PSF (approx.) | STATUS |
|--------|---------------|---------------|----------------------|---|-----------|
| 10 | 200-9637 | 1,572 SF | \$291,000 | \$185 | Available |
| 11 | 201-9637 | 1,211 SF | \$259,900 | \$215 | LEASED |
| 13 | 203-9613 | 1,841 SF | \$341,000 | \$185 | Available |
| 16 | 206-9605 | 797 SF | \$179,900 | \$226 | SOLD |

For Sale
 Southside Business
 Park



9603 - 41 Avenue

Edmonton, Alberta

Additional Information:

| | North Building Warehouse: | South Building Warehouse: | North Building 2nd floor Office |
|---|---------------------------|---------------------------|---------------------------------|
| Legal Description | 1322403 | | |
| Zoning | IB (Industrial Business) | | |
| Minimum divisible | 1,916 sq. ft. | 1,496 sq. ft. | 797 sq. ft. |
| Maximum contiguous | 4,123 sq. ft. | 11,914 sq. ft. | 1,841 sq. ft. |
| Ceiling heights | 22' | 18' | Standard office |
| Loading | 1 grade per unit | 1 grade per unit | N/A |
| Property taxes 2014 (estimate, varies per unit) | \$2.13/sq.ft. | \$2.13/sq.ft. | \$2.75/sq.ft. |
| Condo fees 2014 | \$3.75/sq.ft. | \$3.75/sq.ft. | \$7.79/sq.ft. |



6030-B FG KEV VC 2014

Frank Gibson

+1 780 436 7410
 fgibson@naiedmonton.com

Kevin Mockford

+1 780 436 7410
 kmockford@naiedmonton.com

Vince Caputo

+1 780 436 7410
 vcaputo@naiedmonton.com



4601 99 Street NW
 Edmonton, AB T6E 4Y1
 +1 780 436 7410
 naiedmonton.com

NAI Commercial Real Estate Inc.