

## \$3,200,000 - 10315 109 Street, Edmonton

MLS® #E4328533

**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

RECEIVERSHIP SALE Opportunity to purchase the historic Harvest Building located on 109 Street with exposure to 27,800 vehicles per day (City of Edmonton 2020). 16,181 SF modern open office plan accommodates a variety of professional and/or retail/showroom users. Potential city grant incentives for façade upgrades and future maintenance. Site suitable for high density rezoning/redevelopment. 13 on-site surface parking stalls. Fully leased to YMCA until March 2024. Architecturally designed interior with exposed brick and timber ceiling details.

Built in 1936

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4328533    |
| Price      | \$3,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1936        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10315 109 Street    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5J 1N3  |

### **Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Brick, Other |
| Construction | Brick, Other |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2023 |
| Days on Market | 784                 |
| Zoning         | Zone 12             |

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Listing information last updated on April 16th, 2025 at 11:32am MDT