



FORMER CASTLEWOOD CARE HOMES FACILITY AND LANDS LANDS AND BUILDING ONLY

**PRICE
REDUCED!**



RECEIVERSHIP SALE

18435/65 - 121 AVENUE, EDMONTON, AB



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NAI COMMERCIAL REAL ESTATE INC.

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PROPERTY HIGHLIGHTS



Rare opportunity to purchase a turnkey home care facility totaling 4,626 sq.ft.± on 1.95 acres in Northwest Edmonton



Five double occupancy bedrooms (with partial demising walls) and two single occupancy rooms all with two-piece washrooms, in addition to main common areas consisting of living and dining areas, office, storage room, kitchenette, two common shower rooms, plus partially developed basement with full kitchen, laundry room, bathroom and open storage areas



Additional features include common patio area, exterior garage, and parking facilities on-site



Well maintained building constructed in 2016 with modern care amenities

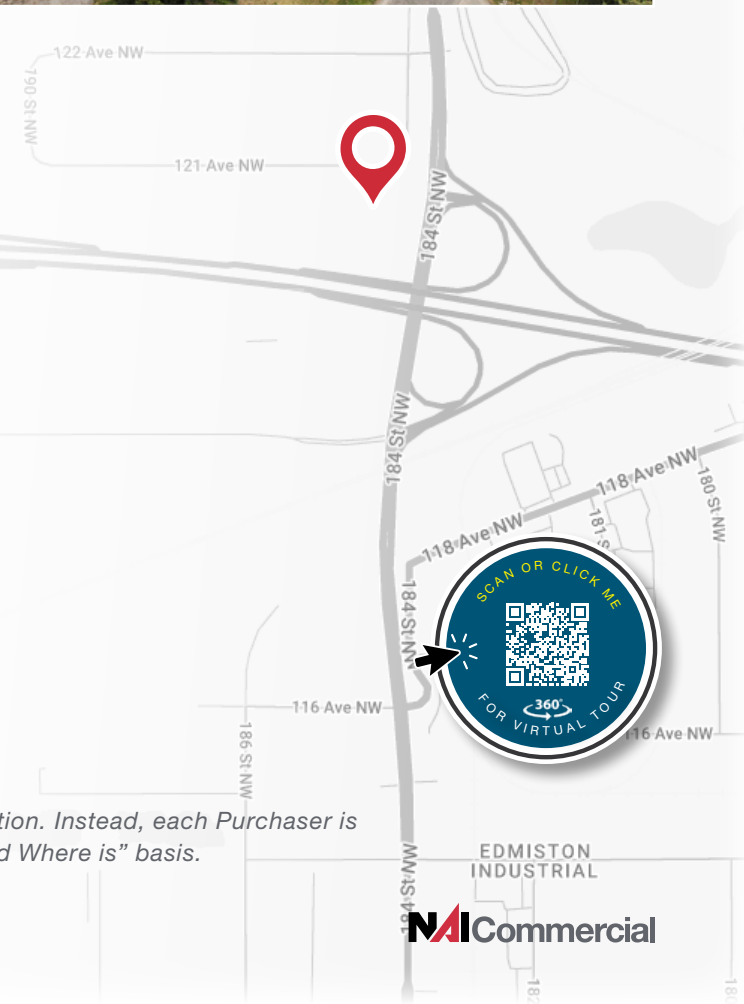


1 acre± of surplus land beside building offers considerable future development possibilities and potential

- Surplus land is on separate title from building
- Care home facility can be purchased with or without neighboring land parcel



Exceptional location in the Moon Crest Park Subdivision, offering near immediate access to Yellowhead Trail and Anthony Henday Freeway



The information herein is not warranted by the Lender 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.



18435 - 121 AVENUE
4,626 SF± ON 0.95 AC±

SEPARATELY TITLED PARCEL
18465 - 121 AVENUE
1.00 AC±



PROPERTY INFORMATION

ADDRESS	18435 – 121 Avenue NW (Building & Lands) & 18465 – 121 Avenue NW (Neighboring Land Parcel)
BUILDING SIZE	4,626 sq.ft.±
SITE AREA	18435 – 121 Avenue NW 0.95 acres± (Building & Lands) 18465 – 121 Avenue NW 1.00 acres± (Neighboring Land Parcel) TOTAL 1.95 Acres±
LEGAL DESCRIPTION	Plan 1321963, Block 1, Lots 17A & 17B
ZONING	DC2 (373) – Site Specific Development Control
SERVICES	Municipal water with on-site septic
YEAR BUILT	2016
PROPERTY TAXES	18435 – 121 Avenue NW: \$22,065 (2024) 18465 – 121 Avenue NW: \$3,311.56 (2024)
POSSESSION	Negotiable
SALE PRICE	REDUCED TO \$1,995,000 \$2,395,000 (Both titles – 4,626 sq. ft. on 1.95 acres) REDUCED TO \$1,700,000 \$2,049,000 (Lot 17A only – 4,626 sq. ft. on 0.95 acres)





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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