



## PROPERTY HIGHLIGHTS

### MAIN FLOOR RETAIL OPPORTUNITY

11725 JASPER AVENUE, EDMONTON, AB

# FOR LEASE

- 1,725 SQ. FT (+/-) – RETAIL SPACE SUITABLE FOR A TATTOO STUDIO, BARBER SHOP/BEAUTY SALON, SPECIALTY RETAIL
- EXCELLENT DOWNTOWN RETAIL OPPORTUNITY ON JASPER AVENUE
- TURNKEY RETAIL/HOSPITALITY OPPORTUNITY
- NEIGHBORS INCLUDE FAMOSO NEAPOLITAN PIZZERIA, EARLS RESTAURANT AND BUBBLES CAR WASH
- ENTIRELY SURROUNDED BY MULTIPLE HIGH DENSITY RESIDENTIAL TOWERS

# FOR LEASE

## MAIN FLOOR RETAIL OPPORTUNITY

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 11725 Jasper Avenue, Edmonton, AB

**SIZE:** 1,725 Sq.Ft (+/-)

**ZONING:** Direct Development Control Provision (DC1)

**POSSESSION:** Immediate

**PARKING:** Ample meter and paid parking along Jasper Avenue, allocated parking stalls located at back of building

**OP.COSTS:** TBD

**LEASE RATE:** Market

### MORE INFORMATION

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11725 JASPER AVENUE



JASPER AVENUE

117 STREET

**LIZOTTE**  
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