

## **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



780.488.0888

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#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

# FOR LEASE MAIN FLOOR RETAIL OPPORTUNITY



#### 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

#### **DAVID J. OLSON**

SENIOR ASSOCIATE

RETAIL LEASING & BUSINESS SALES

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#### **KEVIN MURRAY**

**ASSOCIATE** 

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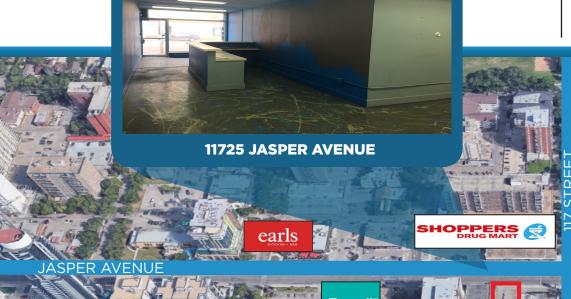
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