



PROPERTY HIGHLIGHTS

HIGH PROFILE FREE STANDING END CAP BUILDING

11508 JASPER AVENUE, EDMONTON, AB

FOR LEASE

- 11,788 Sq. Ft (+/-) retail/office space available (Combined over three floorplates)
- Space can be demised
- Ample street and assigned parking behind and adjacent to building.
- Property located a block away from the upcoming proposed 45 story residential Multi Family Development "The Emerald Tower" by Regency Developments
- 28,600 residents live within 2 kilometers
- Pylon Signage available
- 10 minute walk to Brewery District and 109 Street, blocks away from the future Valley Lrt Line

780.488.0888

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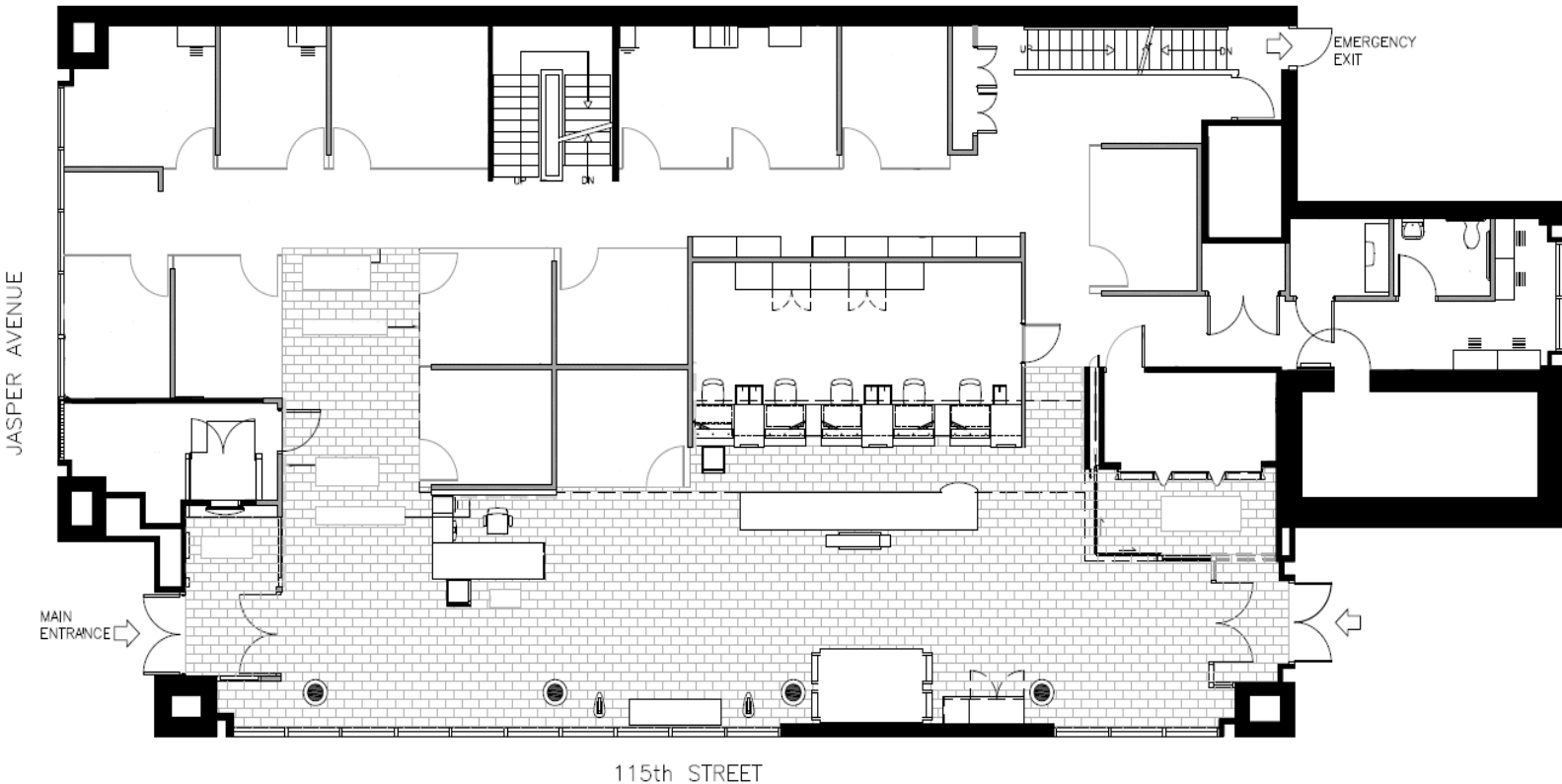


EXCELLENT END CAP EXPOSURE ONTO JASPER AVENUE FACING BOTH WEST AND EAST BOUND



28 PARKING STALLS

FLOOR PLAN



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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LOCATION HIGHLIGHTS

- The property located in the heart of Oliver neighborhood, one of the oldest and consistently ranked as one of the best neighborhoods in the city of Edmonton. Settling north of 104 Avenue Oliver stretches south, overlooking the scenic Victoria Park Drive and the North Saskatchewan River, with 124 Street establishing its western boundaries and 109 Street its eastern perimeter.
- Oliver has developed into an enterprising neighborhood with the addition of Oliver Square, Brewery District and the development of Jasper Avenue.
- With the City Centre only minutes away, Oliver is well situated to access all major amenities. The Oliver LRT stop is located in the southeast part of the neighborhood, and bus routes are conveniently located throughout the major roadways. There are 15 access routes that link Oliver with other parts of Edmonton.

REZONING FOR REDEVELOPMENT

“Stantec and Kirkor Architects, on behalf of, Jasper & 115st Residential LP and Edmonton Motors Limited partnership which includes John Day Developments, Pangman Development Corporation, and Probus Project Management Inc., is proposing to rezone 11445, 11445A, 11427, and 11525 Jasper Avenue and 10039-115 Street (Edmonton Motors Site) from Direct Development Control Provision (DC1) and High Rise Apartment Zone (RA9) to a Site Specific Development Control Provision (DC2).”



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DEMOGRAPHICS

POPULATION:

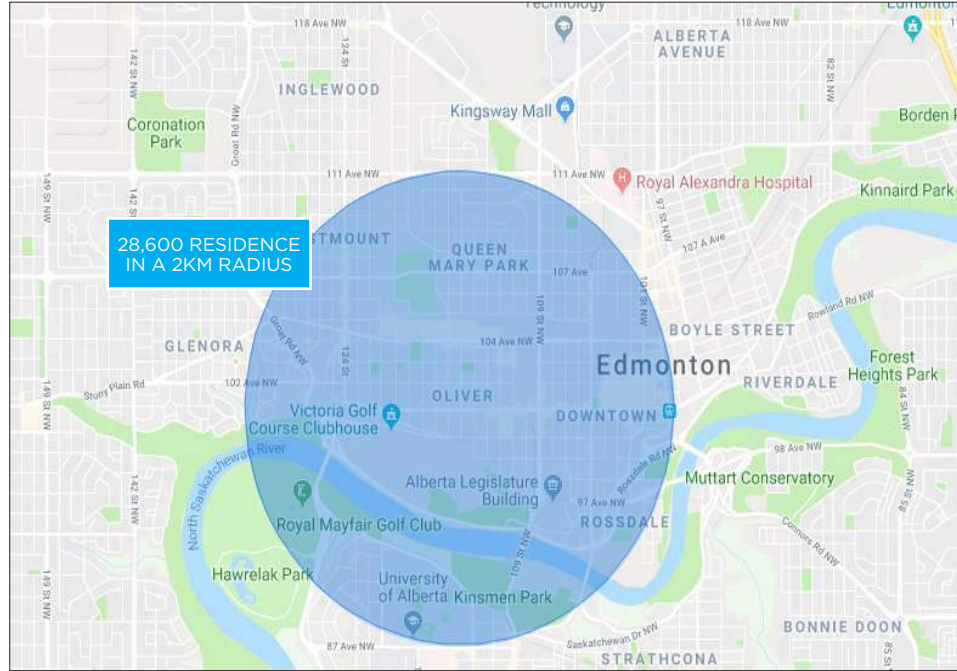
- 2016 - 50,606
- 2021 estimate - 52,906
- Growth: 2016-2021 +4.54%

TRAFFIC:

- 14,900 VPD on 116 Street and Jasper Avenue
- 3,100 VPD on 102 Avenue West of 115 Street

HOUSEHOLDS:

- 2016 - 30,886
- 2021 - 32,723
- Growth: 2016-2021 +5.95 %
- 2016 average household income: \$82,231.00 (2 km radius)



PROPERTY INFORMATION

MUNICIPAL ADDRESS: 11508 Jasper Avenue, Edmonton, AB

SIZE: 11,788 Sq. Ft (+/-)

Main floor: 5,040 Sq. Ft (+/-)

Mezzanine: 1,948 Sq. Ft (+/-)

Basement: 4,800 Sq.Ft (+/-) developed space

ZONING: Direct Development Control Provision (DC1)

PARKING: 28 parking stalls

POSSESSION: Immediate

LEASE RATE: Market

MORE INFORMATION

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