

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Intact Building

108 Street & Jasper Avenue, Edmonton, AB

1,600 - 3,563 Sq.Ft. (+/-)

Property Highlights

- Prime Downtown Jasper Avenue Main Floor Location
- Excellent Exposure, South Facing, Floor To Ceiling Glass Windows With Natural Light
- Amazing Opportunity For A Restaurant, Café/Bistro, And Specialty Service Retail
- Retail Availability From 1,600 - 3,563 Sq.Ft.
- On Site, Street, And Paid Parking Available
- Tenant Improvement Allowance, Free Rent Available
- Surrounded By Multiple High Density Residential Complexes
- Minutes From MacEwan University, Ice District, Alberta Legislature

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

780.488.0888 | www.lizotterealestate.com

Demographics



Population 56,381



109 Street Vehicles Per Day 37,100

Jasper Avenue Vehicles Per Day 22,400



Median Age 34.9

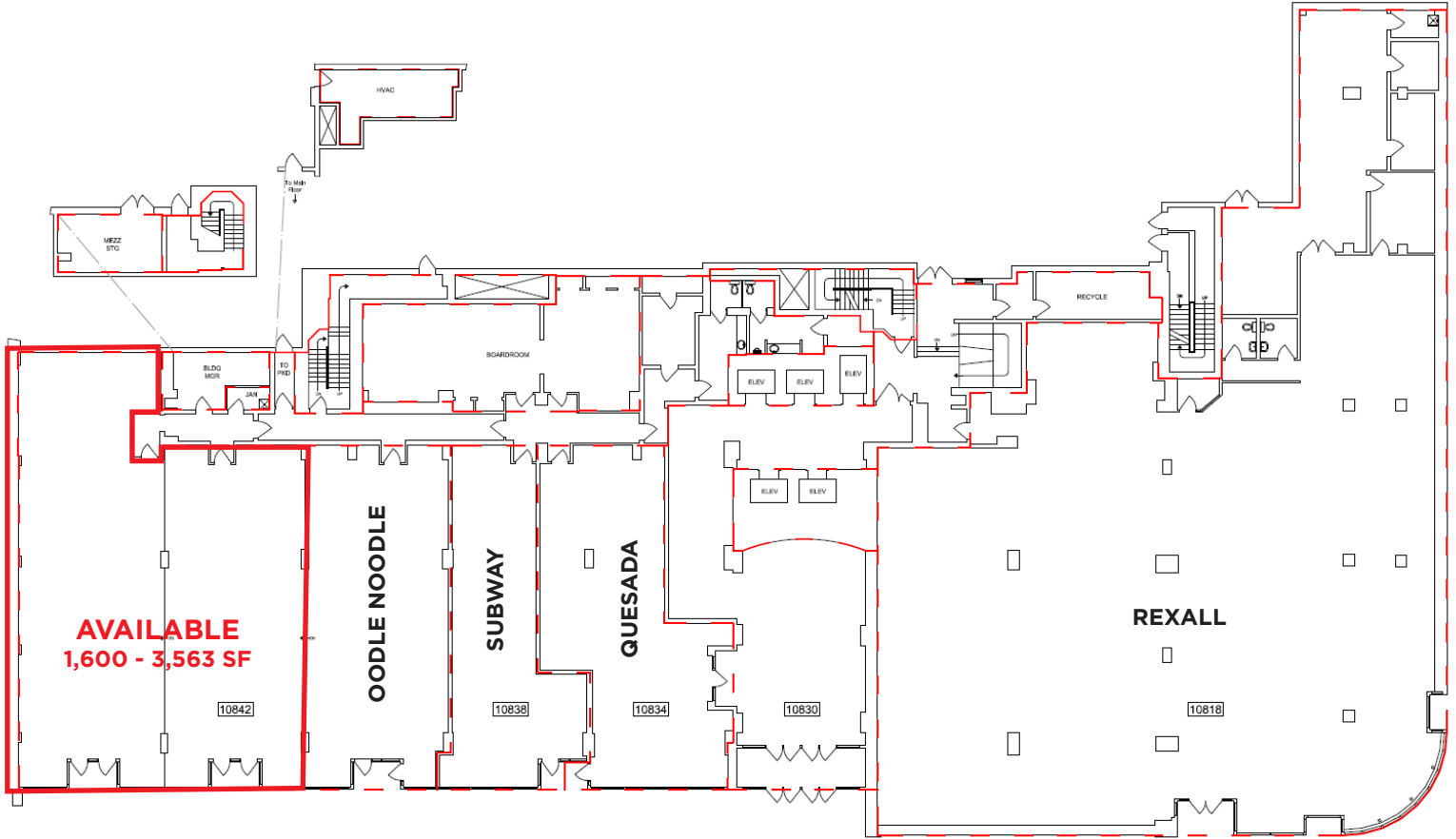


Average Household Income \$85,484

Median Household Income \$59,423

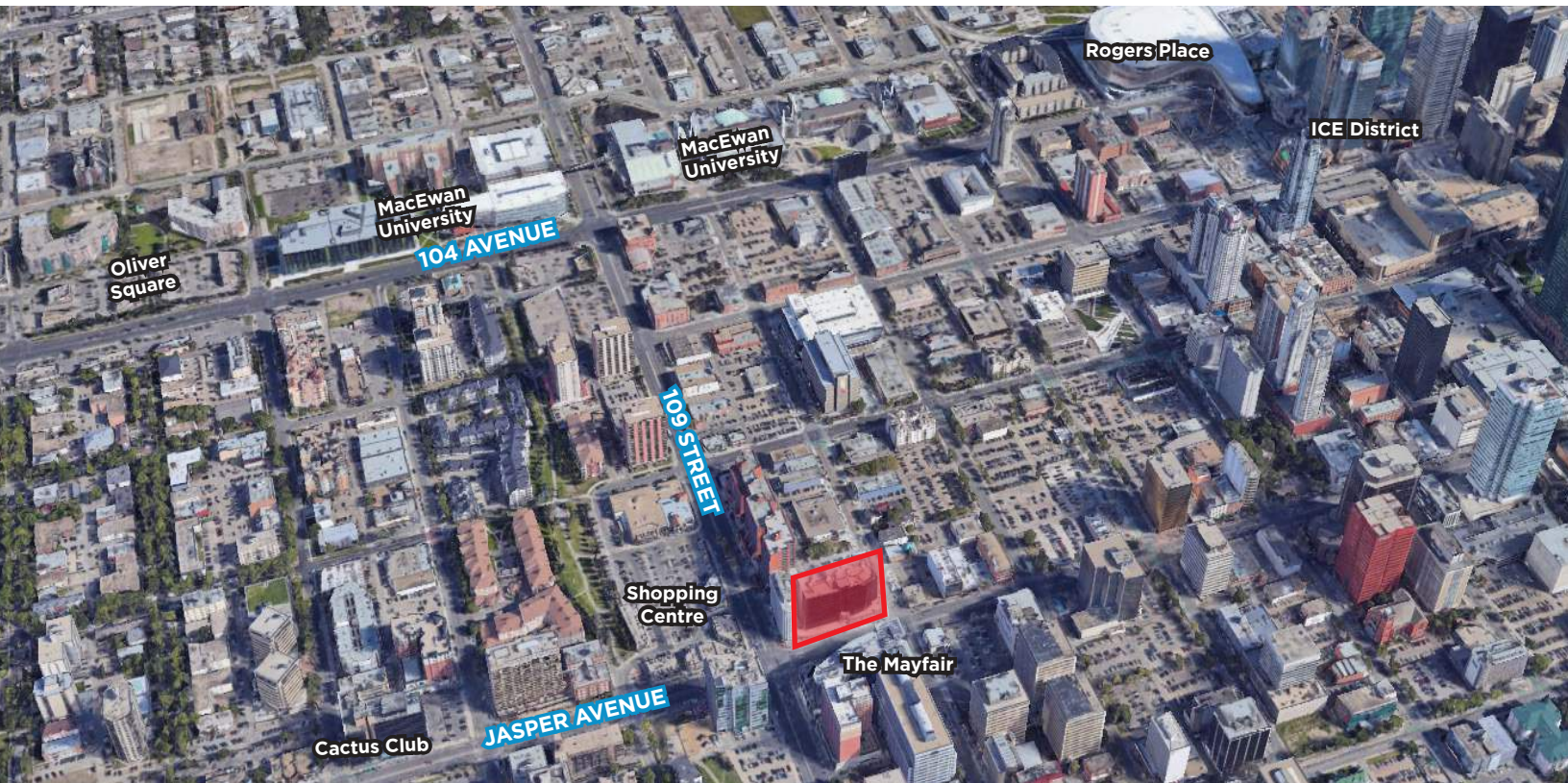


Site Plan



Property Details

Address:	108 Street & Jasper Avenue, Edmonton, AB
Size:	From 1,600 - 3,563 Sq.Ft. (+/-)
Zoning:	Jasper Avenue Main Street Commercial Zone (JAMSC)
Parking:	On Site, Street, and Paid Parking
Possession:	Immediate/Negotiable
Op. Costs:	\$17.59/Sq.Ft.
Lease Rate:	Market



Contact

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