

**FOR SALE**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**Jasper Avenue & 124 Street Properties**

**12411 Jasper Avenue & 10036 124 Street, Edmonton, AB**

# HIGHLIGHTS

- Two lots with existing buildings available for sale
- Overlooking the River Valley and Victoria Golf Course with opportunity for expansive views
- Excellent exposure to Jasper Avenue
- Just west of the downtown core with quick access to downtown, 124th Street and 107 Avenue
- Great opportunity for owner-users, landlords or developers
- Tenants currently in-place (inquire with agent for details)



**Oliver Neighborhood Population**  
55,360



**Oliver Neighborhood Median Age**  
37

# LOCATION HIGHLIGHTS

- Ideally located just west of the downtown core
- Abundant local amenities including boutique retailers, salons, medical clinics and pharmacies, restaurants and coffee shops
- A number of current and future developments in the area including Beljan Developments, ONE Properties, The MacLaren and the former Edmonton Motors
- Three and a half blocks south of the future Valley LRT Line on Stony Plain Road



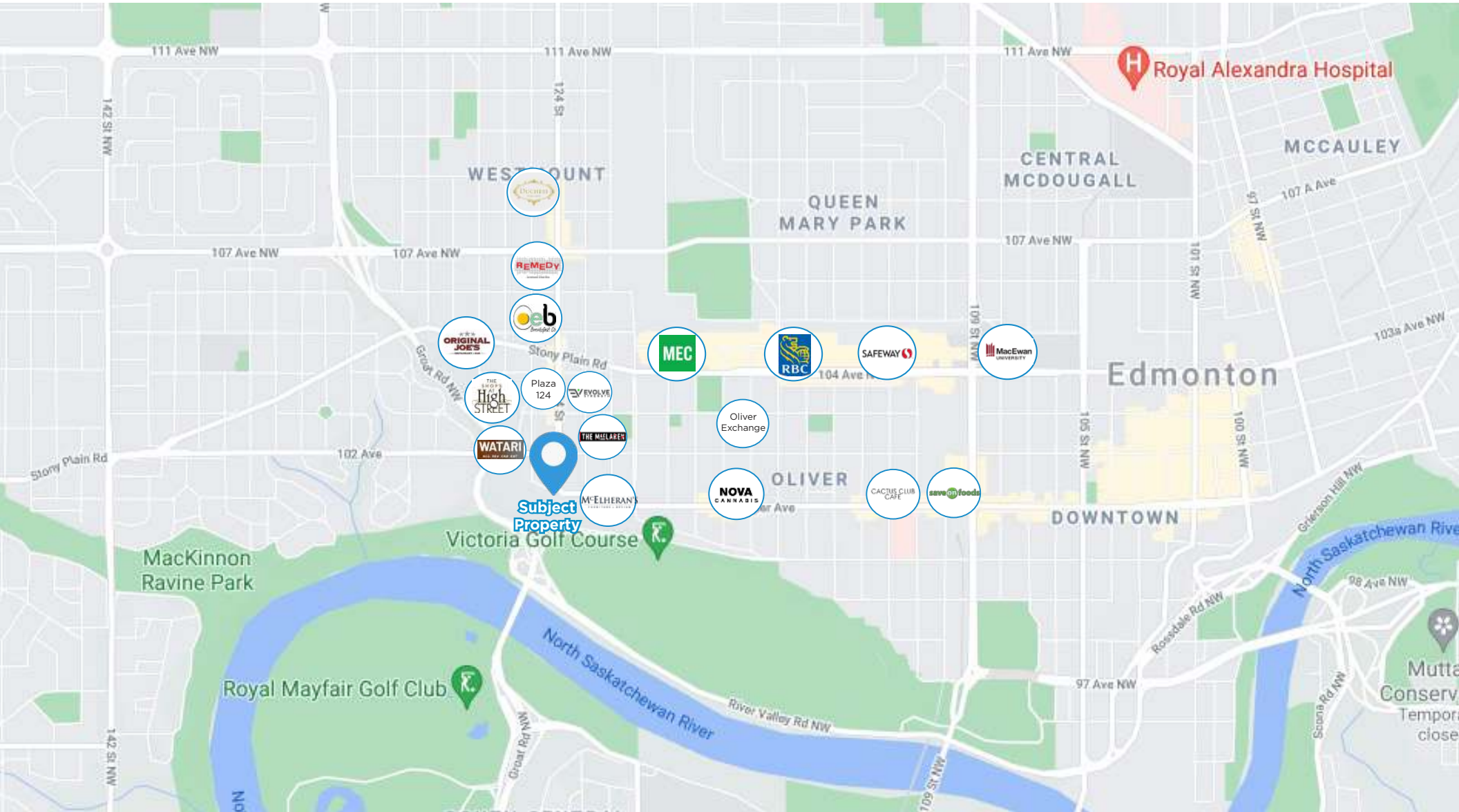
**124 Street Vehicles Per Day**  
22,000

**Jasper Avenue Vehicles Per Day**  
25,400



**Oliver Neighborhood  
Average Household Income**  
\$75,543

# LOCATION



# NEIGHBORHOOD



# LOCAL DEVELOPMENT

Jasper Avenue, 124th Street and Oliver have many new development projects underway. Both local and institutional developers and businesses have played a key role in the rejuvenation and revitalization of these areas. Some of these projects include:

- **The Maclaren** at the corner of 124th Street and 101 Avenue brings luxury condo rentals and main floor retail
- ONE Properties has several projects in the area including:
  - **Glenora Park** retirement living located close to
  - **Jasper Avenue** which is a mixed-use development at Jasper Avenue and 120th Street
- Beljan Developments has many projects underway including:
  - **124 Westmount** at the corner of 109A Avenue and 124th Street
  - **Substation** (historical Substation #600) offering spaces for boutique retail, restaurant and office uses
  - **156 West Jasper** located on Stony Plain Road offering commercial space for a wide variety of businesses from medical, retail and restaurants



**The Maclaren**



**Substation**

Image Courtesy of Beljan Developments



**124 Westmount**

Image Courtesy of Beljan Developments



**Jasper Avenue**

Image Courtesy of ONE Properties



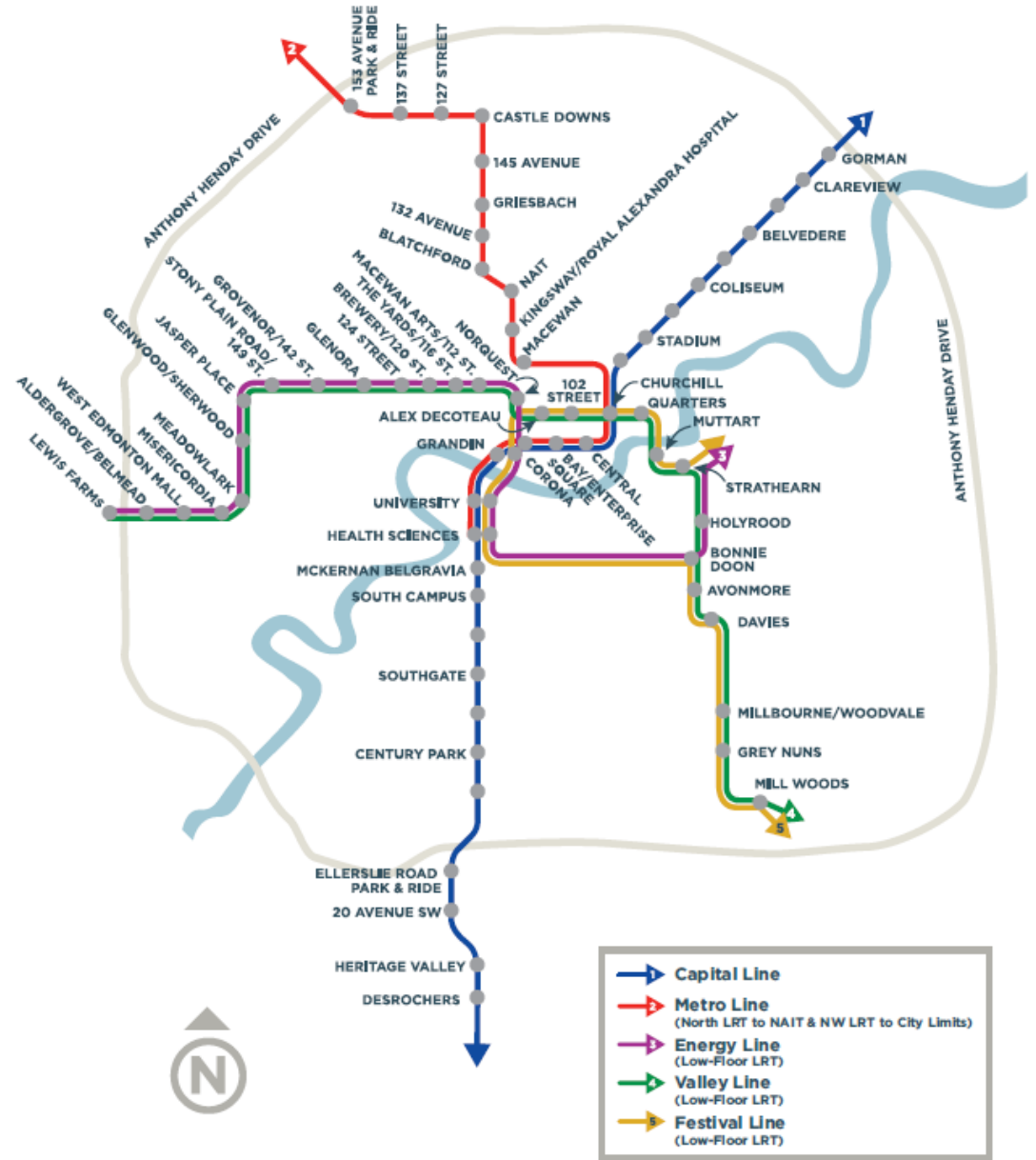
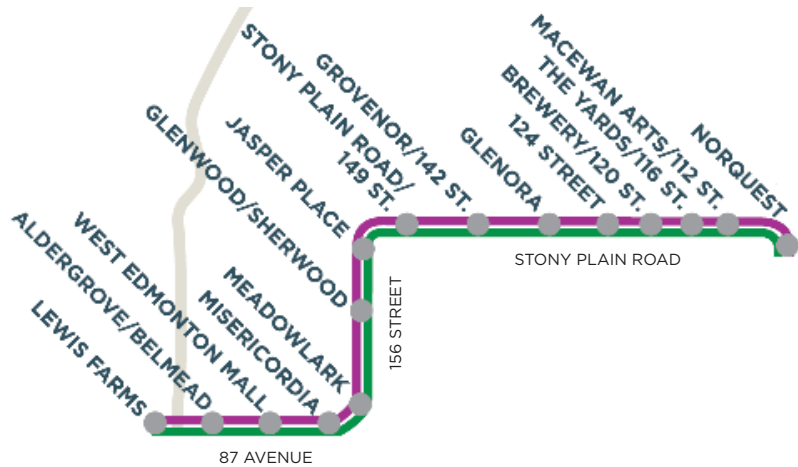
**Glenora Park**

Image Courtesy of ONE Properties

# NEW VALLEY LRT LINE

## Valley Line: West

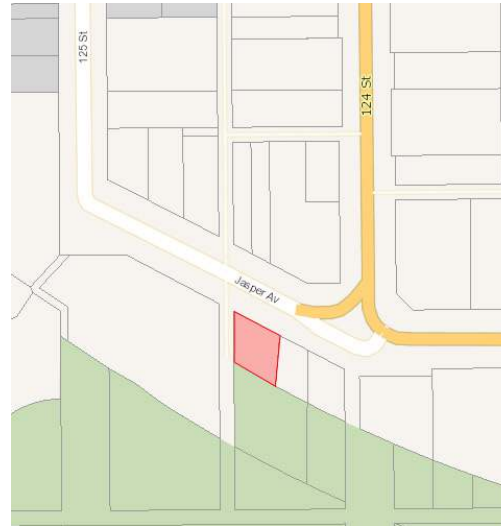
Construction to commence in 2021 with a projected length of 5 - 6 years to complete



# PROPERTY DETAILS

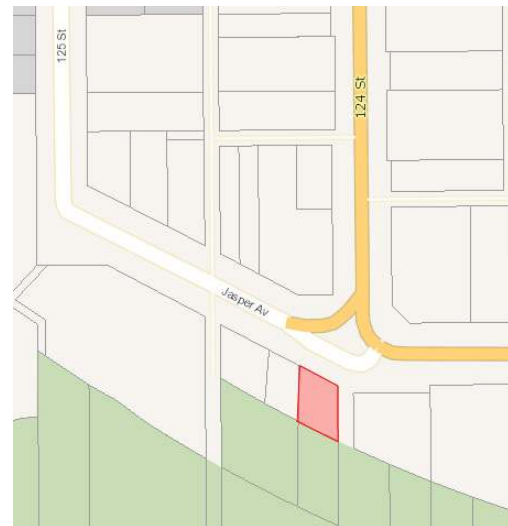
<b>Municipal Address:</b>	12411 Jasper Avenue, Edmonton, AB
<b>Legal Description:</b>	Plan RN22, Block 35, Lots 1 & 2
<b>Size:</b>	391.685 m <sup>2</sup>
<b>Year Built:</b>	1927
<b>Zoning:</b>	DC2 (Site Specific Development Control Provision (197) (3))
<b>Sale Price:</b>	\$875,000
<b>Property Taxes:</b>	\$5,740 (2021 estimate)

Disclaimer: Please do not approach the tenant



<b>Municipal Address:</b>	10036 - 124 Street, Edmonton, AB
<b>Legal Description:</b>	Plan RN22, Block 35, Lot 3
<b>Size:</b>	337.918 m <sup>2</sup>
<b>Year Built:</b>	1926
<b>Zoning:</b>	RF1 (Single Detached Residential Zone)
<b>Sale Price:</b>	\$875,000
<b>Property Taxes:</b>	\$5,246 (2021 estimate)

Disclaimer: Please do not approach the tenant



# CONTACT

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