

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



High Profile Retail Space

10909 Jasper Avenue, Edmonton, AB
3,129 Sq.Ft.

Property Highlights

- 3,129 Sq.Ft. (+/-) Main Floor Unit
- Excellent High Exposure to Over 25,399 VPD on Jasper Avenue
- Corona and Grandin LRT Stations Nearby, Restaurants, Cafes, and Nightlife
- Within Walking Distance to Alberta Legislature Grounds, Government District, River Valley, MacEwan University, and Rogers Place
- Newly Renovated Building Exterior and Lobby Targeted to LEED Gold Standards
- Ideal For: Professional Office or Educational & Health Services

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
780.488.0888 | www.lizotterealestate.com



25,399
Vehicles
Per Day



Parking
Surface &
Underground



Main Floor
High Exposure
Retail Space



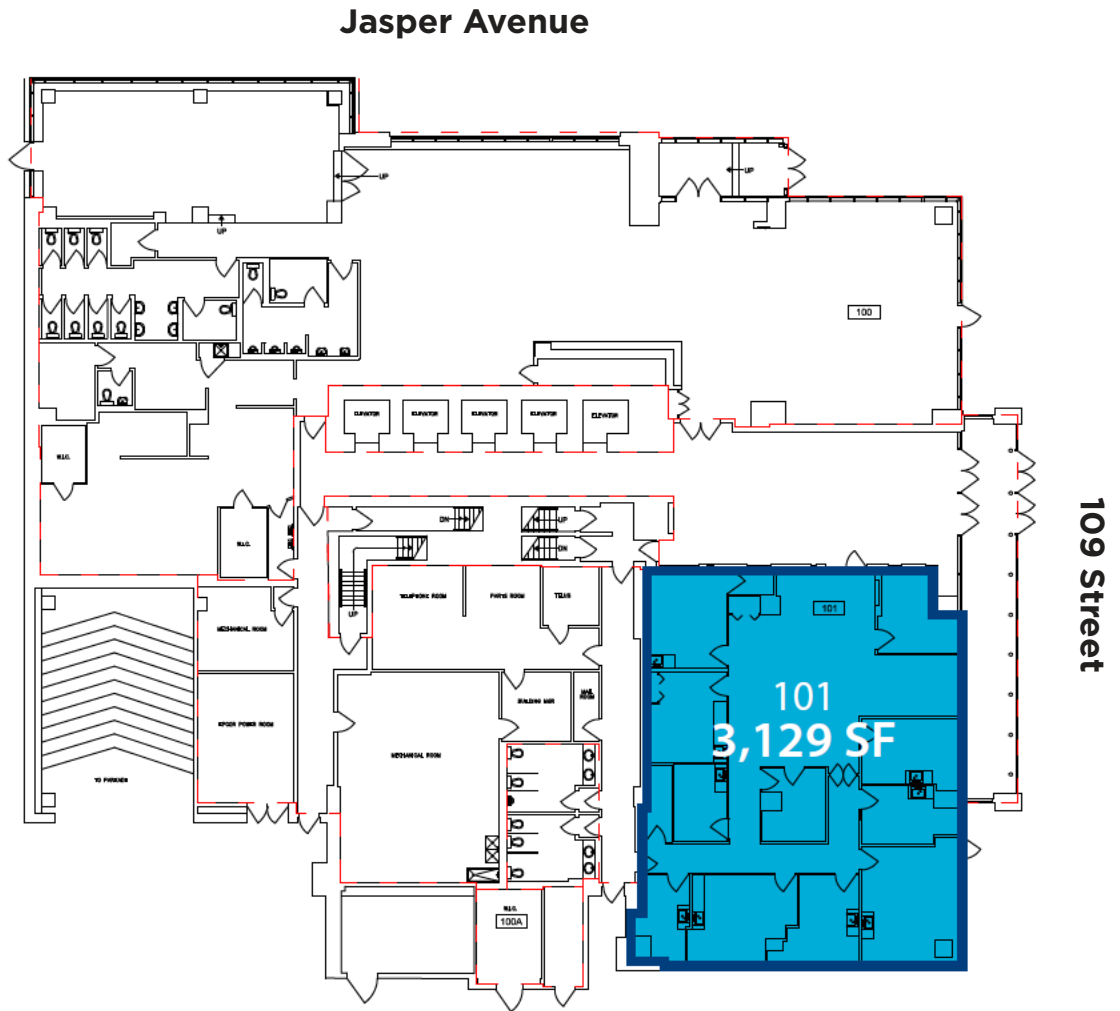
55,360
Residents
Within 2km



\$75,543
Household
Income Within 3km

19.2%
Households Earn
\$60k - \$100k

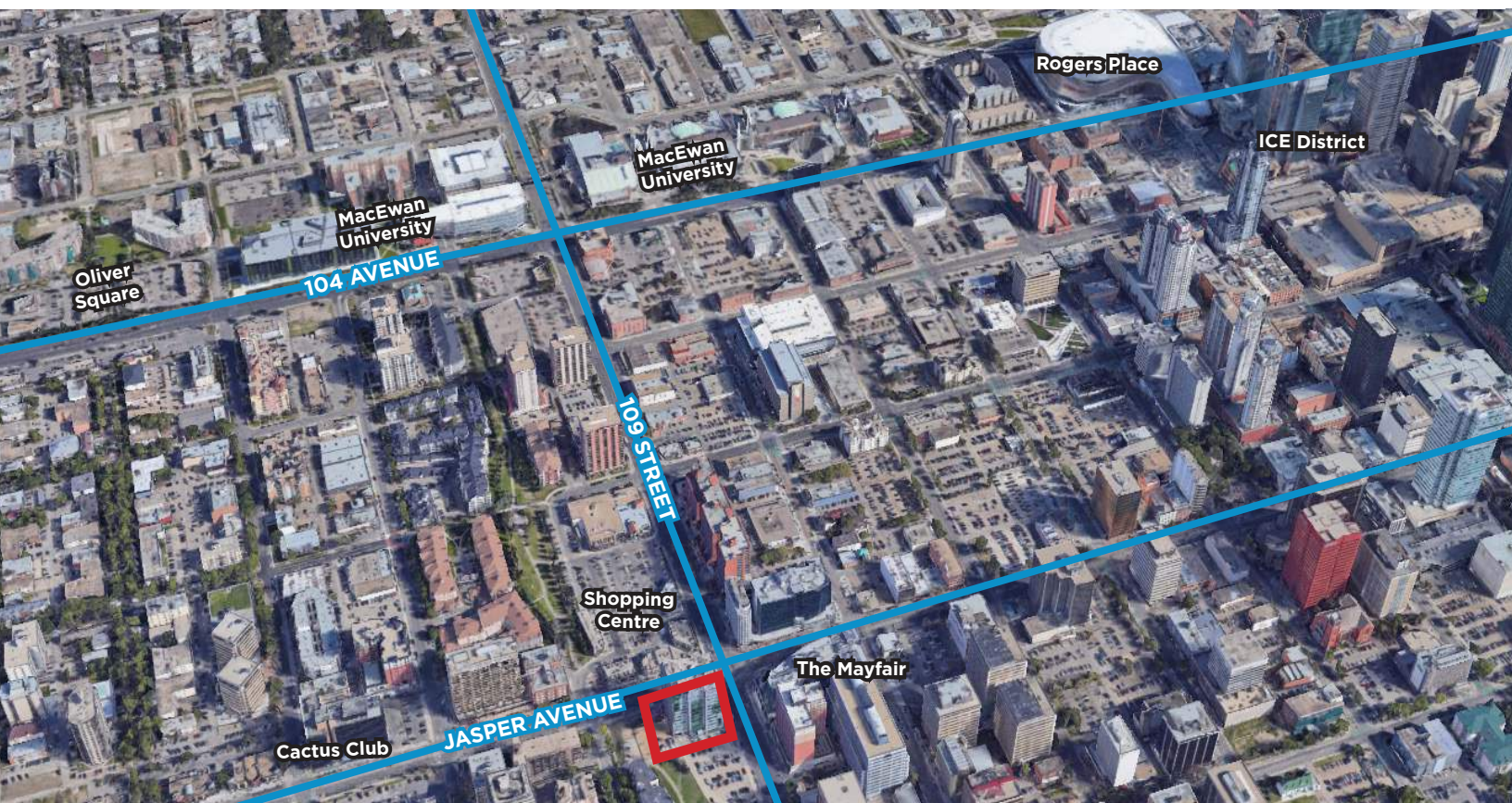
20.8%
Households Earn
More Than \$100k





Property Details

Municipal Address:	10909 Jasper Avenue, Edmonton, AB
Legal Description:	Lot 44-46; Block 9; Plan NB
Size:	3,129 Sq.Ft. (+/-)
Parking:	Underground/Surface (Market Rate)
Zoning:	Jasper Avenue Main Street Commercial Zone (JAMSC)
Op. Costs:	\$21.06/Sq.Ft.
Lease Rate:	\$15.00/Sq.Ft.



Contact

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