

# FOR SALE

963 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**5 — 10020 Jasper Avenue, Edmonton, AB**

## **CONDO, BUSINESS & ASSETS FOR SALE**

### **Property Highlights**

- Fully Fixtured Café (Assets list is available)
- Prime Jasper Avenue location
- Amazing move-in-ready opportunity
- Ideal for restaurant or bakery
- Direct access to LRT station



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

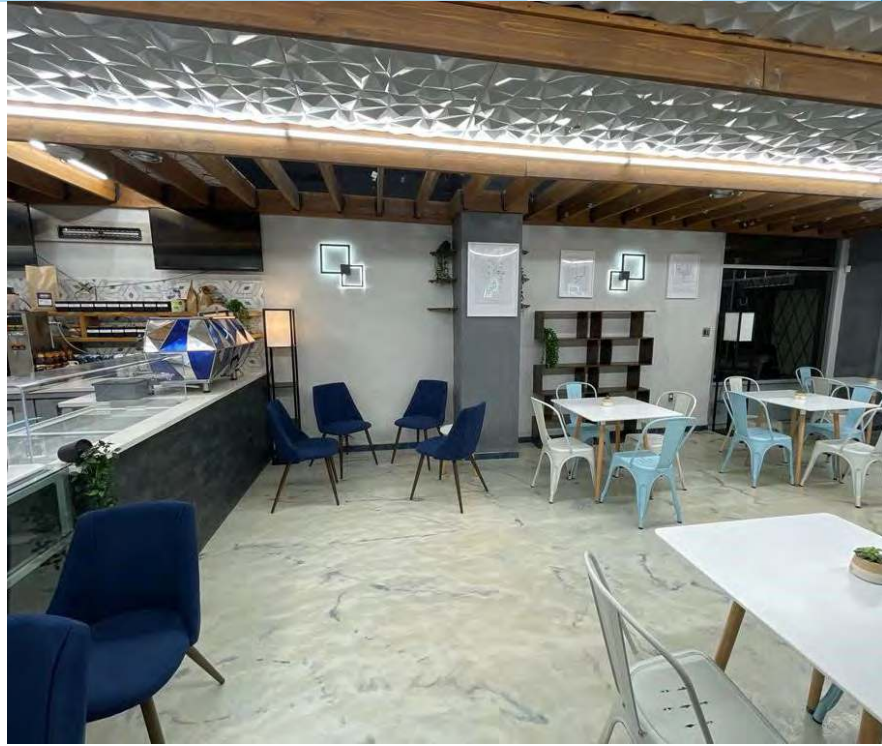


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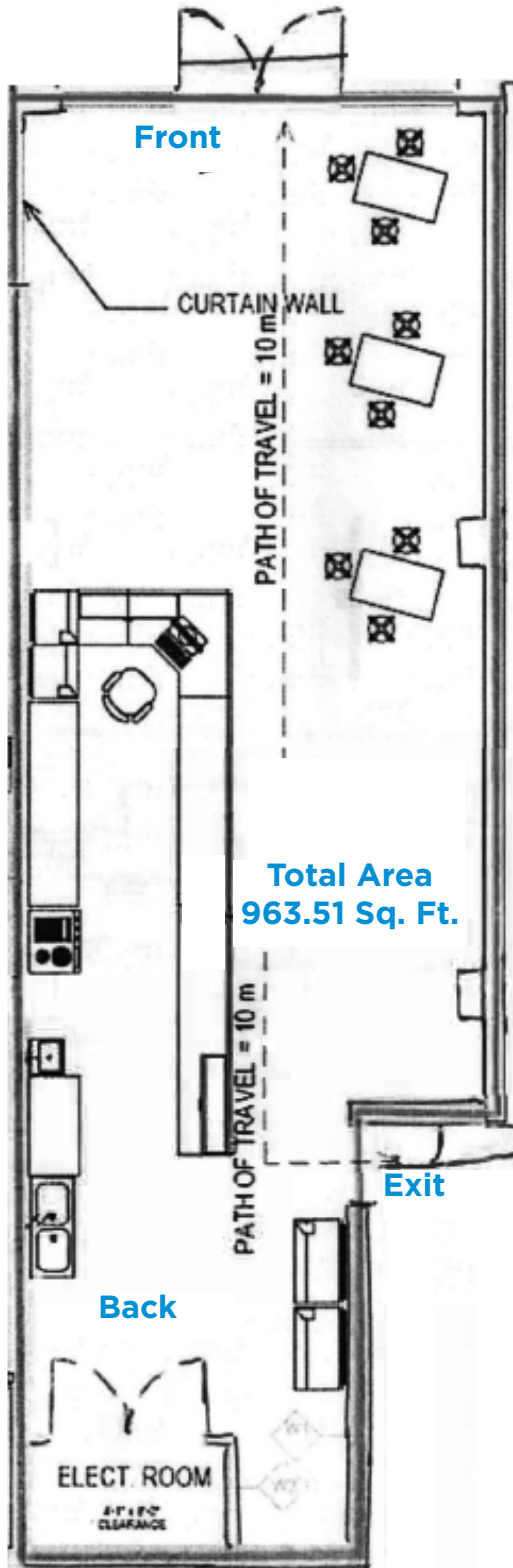
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\*Entrance located inside



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## CONDO, BUSINESS & ASSETS

### Property Information

**Municipal Address:** 5 - 10020 Jasper Ave NW, Edmonton, AB

**Legal Address:** Condominium Plan 1922644 Unit 341

**Size:** 963.51 Sq. Ft. (+/-)

**Parking:** \$275.00/month

**Zoning:** CCA (Core Commercial Arts Zone)

**Possession:** Immediate/Negotiable

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**Purchase Price:** ~~\$375,000.00~~ \$299,000.00  
(Includes Assets, Business and Fully Titled Condo Unit)

**Condo Fees:** \$900.00/month

**Property Tax:** \$4,255.00 (2022)

### Contact

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### Demographics within 2KM

