FOR SALE 3,068 Sq. Ft. (+/-)





Downtown Edmonton - Central Business District

DOWNTOWN CORE RETAIL CONDO

Property Highlights

- Main floor retail space on Jasper Ave
- 3,068 Sq. Ft. unit, can be demised into two units
- Additional ~900 Sq. Ft. of mezzanine space
- Possible to condo and split the unit
- Owner will consider a short term leaseback
- Direct street level exposure to Jasper Avenue in the downtown core
- Ideal space for restaurant, pub, high-end retailers, and tenants that benefit from Jasper Avenue exposure









FOR SALE

Downtown Core Retail Condo



Demographics

Walkers Paradise with a walkscore of 94

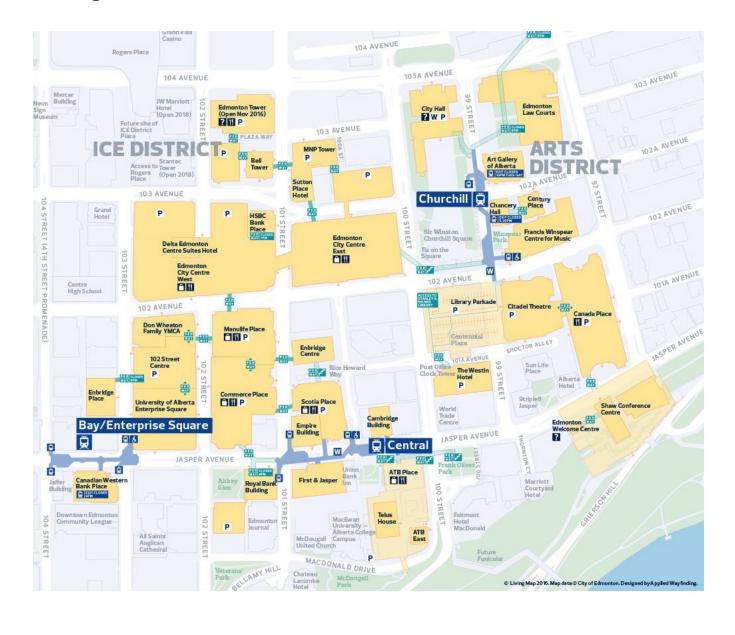
Excellent transit with a bus stop directly in front, and LRT access in the building

Population (5 KM) 218,000

Average Household Income (5KM) \$88,500

Median Household Income (5KM) \$60,500

Median Age - 37



FOR SALE

Downtown Core Retail Condo



Property Information

Municipal Address: Call for details

Size: 3,068 Sq. Ft. plus 900 Sq. Ft. of mezzanine space

Parking: On-Site Parking | Paid parking

Signage: Direct signage exposure on Jasper Avenue and the

downtown core

Zoning: CCA (suitable for most retail, and professional uses)

\$\$\$

Asking Price: \$1,994,000.00

Net Rent: \$35.00/Sq. Ft.

Contact

Chuck Clubine

Senior Associate Cell: 780.264.7773 Direct: 780.784.6553

chuck@lizotterealestate.com

Tom Dean

Associate

Cell: 780.920.8019 Direct: 780.784.6550 tom@lizotterealestate.com

