

FOR SALE

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

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



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



780.488.0888



www.lizotterealestate.com



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



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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



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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)

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Asking Price: \$1,994,000.00

Net Rent: \$35.00/Sq. Ft.

Contact

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