

FOR LEASE

(2) 1,600 SF Bays

*Can be combined

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11725/11727 Jasper Avenue, Edmonton, AB

HIGH PROFILE RETAIL BAYS JASPER AVE

Property Highlights

- Bays can be combined or leased separately
- Below-market lease rates offered
- Immediate move-in incentives are available
- Ideal for specialty retail stores, comic/gaming stores, vape shops, professional massage and chiropractic services, accounting firms, or law offices.
- Located in the highly sought-after neighborhood of Oliver, seconds away from Highstreet, and surrounded by thousands of mixed-use residential and office high-rises.
- Neighbors include Earls Restaurant, Shoppers Drug Mart, On the Rocks, Brunch Glory, Global Petfoods, and Bubbles Carwash



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

High Profile Retail bays Jasper Ave

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Property Information

Municipal Address: 11725/11729 Jasper Ave NW, Edmonton, AB

Unit Size: 11725 1,600 Sq. Ft. (+/-)
11729 1,600 Sq. Ft. (+/-)
*Can be combined

Zoning: CB1

Parking: (1-2) stalls rear designated tandem parking, and paid street parking

Loading: Back Alley Man-Door

Possession: Immediate/negotiable

Contact

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Lease Rate: \$20.00/Sq. Ft.

Op Costs: \$11.50/Sq. Ft.

Demographics within 5KM

