

# FOR SALE

±1,001-2,207 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**11953 Jasper Avenue, Edmonton, AB**

## PRIME MIXED-USE SPACE DOWNTOWN

### Property Highlights

- Located on the high-profile street of Jasper Avenue in downtown Edmonton, nestled in the heart of Oliver's growing neighborhood.
- These retail condo units are situated in one of Edmonton's most prestigious mixed-use towers, and offer 2 titled parking stalls, with multiple street parking stalls and underground parking available.
- Ideal unit(s) for professional business users, accountants, medical professionals, lawyers, sleep clinics, and pharmaceutical dispensaries.
- Excellent signage opportunity North facing.
- Neighbors include Citizen on Jasper, Earls Kitchen + Bar, and Iconoclast Coffee.



780.488.0888



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



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

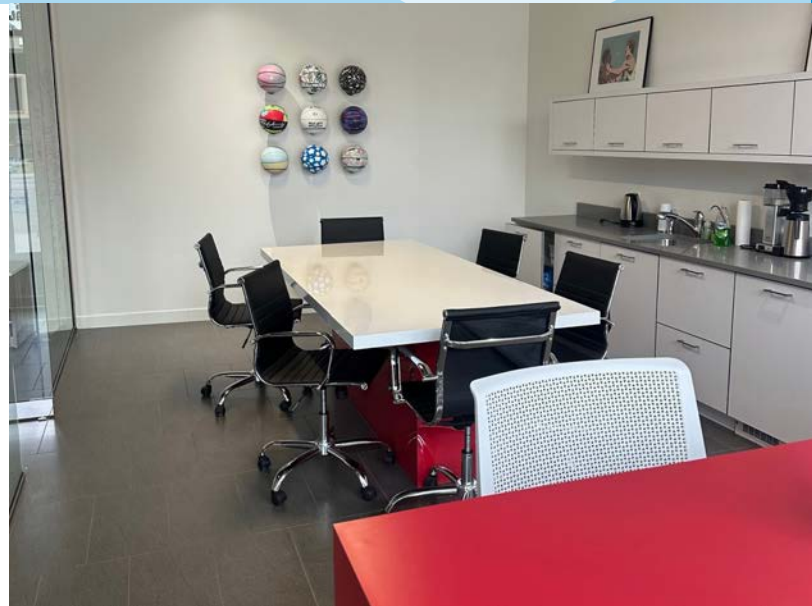
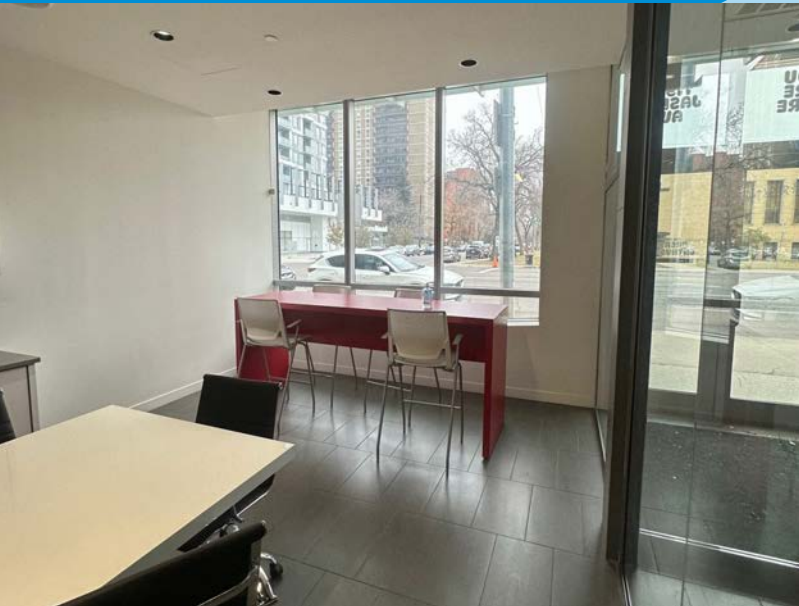


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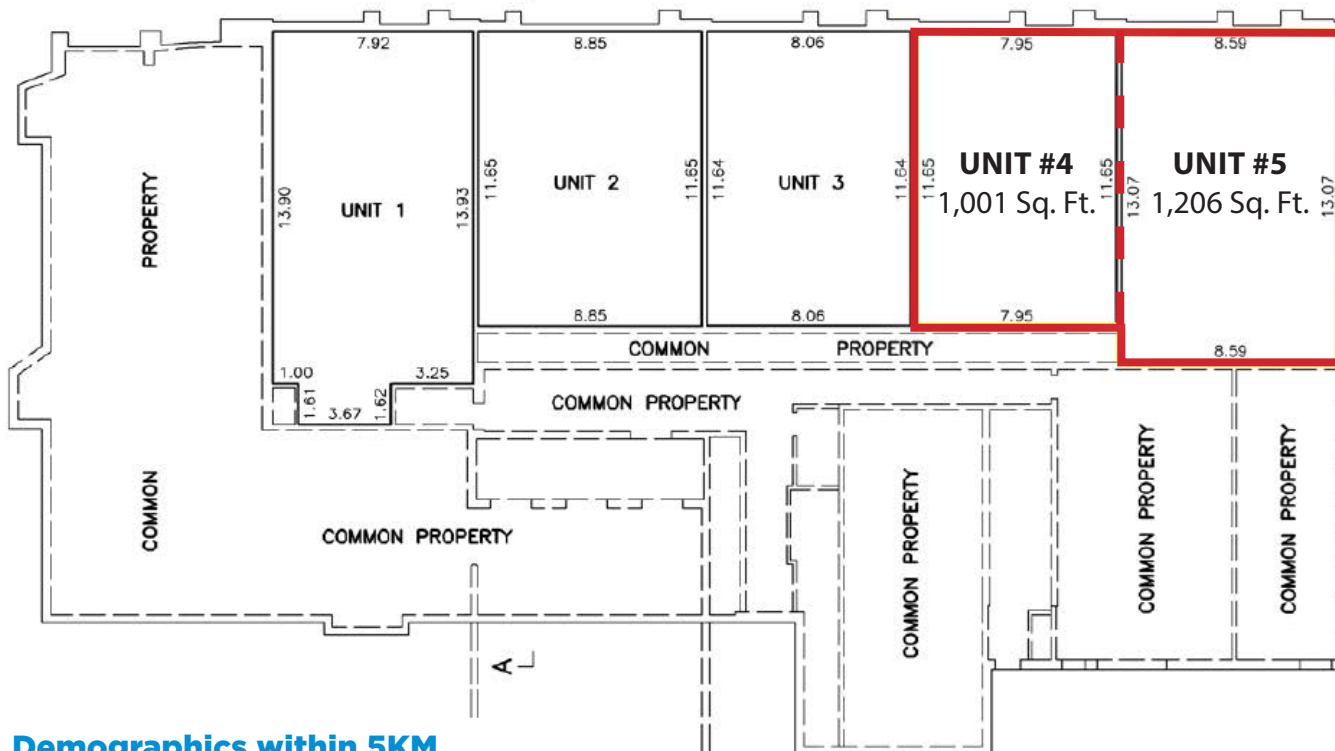
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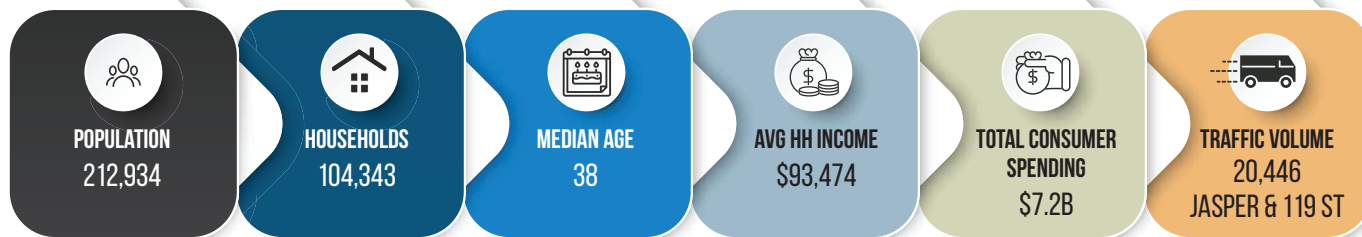
AND ASSOCIATES REAL ESTATE INC.

**Floor Plan** 2,207 Sq. Ft. \*Can be demised

**JASPER AVE**



## Demographics within 5KM





# PRIME MIXED-USE SPACE DOWNTOWN

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## Property Information

**Municipal Address:** 11953 Jasper Avenue, Edmonton, AB

**Legal Address:** Units #4 & #5, Plan 1520090

**Size: Unit #4** 1,001 Sq. Ft. (+/-)

**Unit #5** 1,206 Sq. Ft. (+/-)

**Total 2,207 Sq. Ft. \*Can be demised**

**Zoning:** DC2

**Parking:** 2 Titled Stalls

**Power:** 225 Amps/Unit

**Year Built:** 2011

**Possession:** Negotiable

**\*\*Note:** Units may be available for individual purchase at fair market value.

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**Purchase Price:** Market

## Contact

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