

FOR LEASE

±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



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

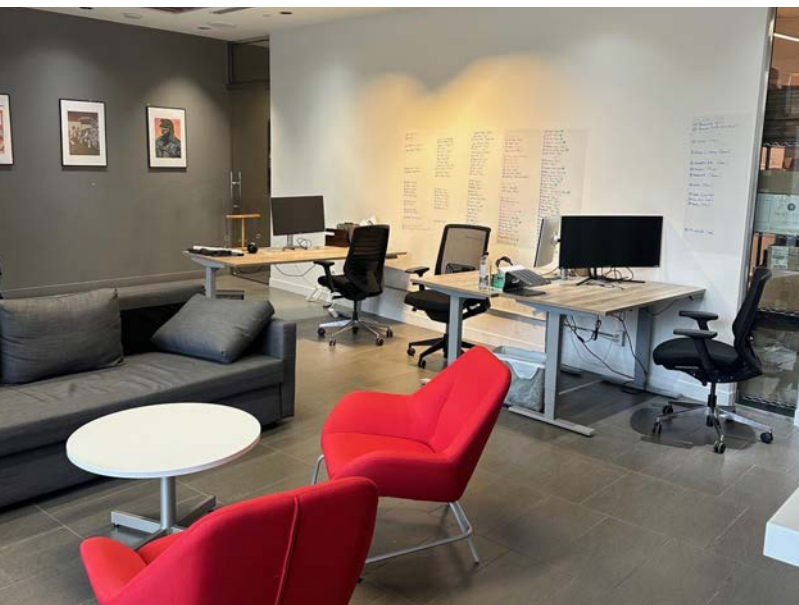
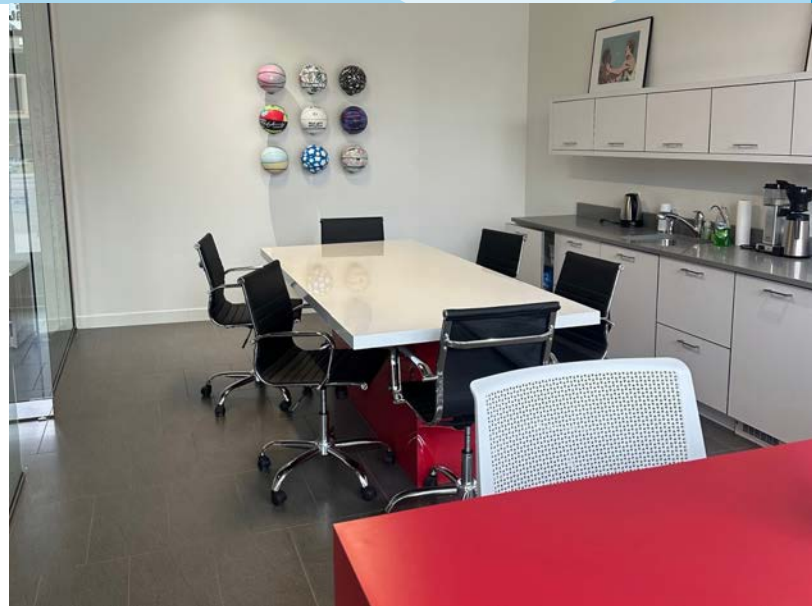


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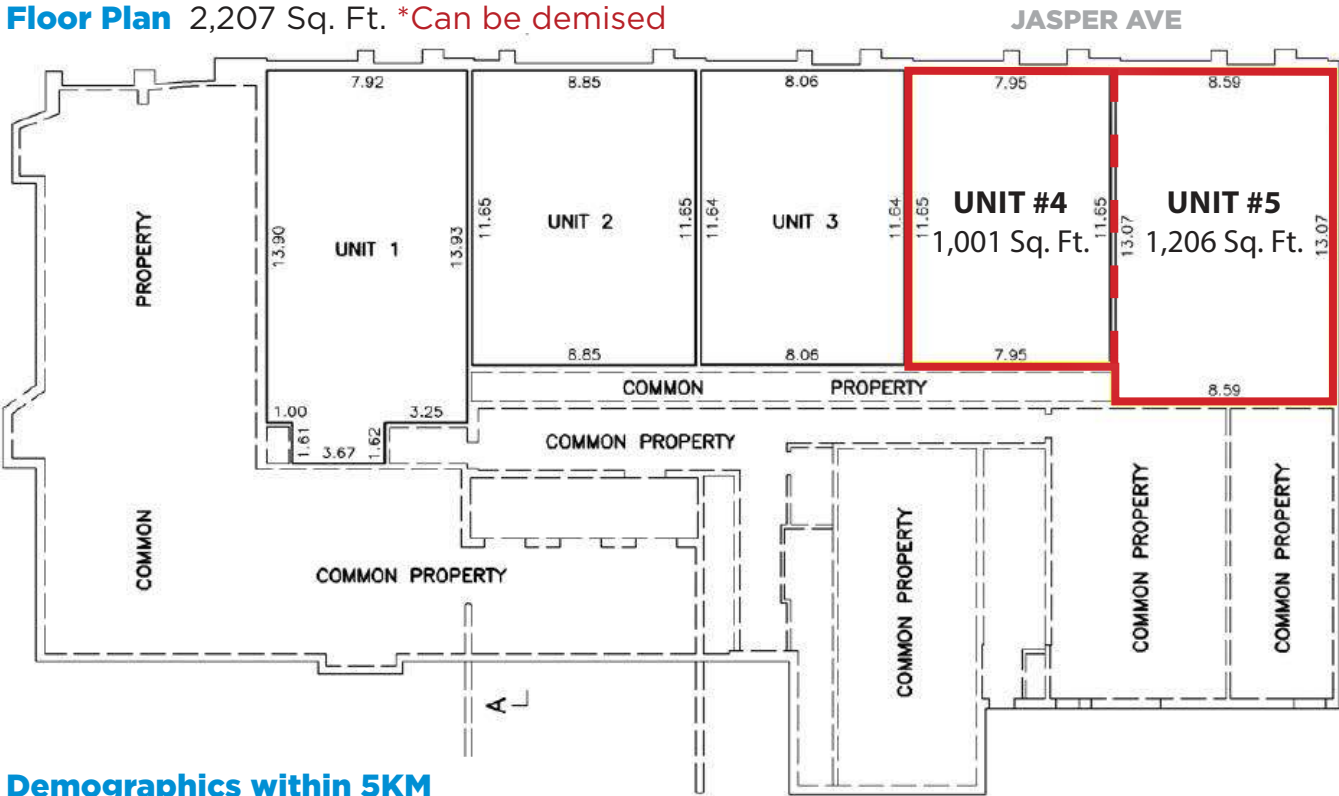


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Floor Plan 2,207 Sq. Ft. *Can be demised



Demographics within 5KM

| | | | | | |
|---|---|--|---|---|---|
|  POPULATION 212,934 |  HOUSEHOLDS 104,343 |  MEDIAN AGE 38 |  AVG HH INCOME \$93,474 |  TOTAL CONSUMER SPENDING \$1.8B |  TRAFFIC VOLUME 20,446 JASPER & 119 ST |
|---|---|--|---|---|---|



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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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Lease Rate: \$28.00/Sq. Ft.
(Below market/Incentives offered)

OP Costs: Unit #4 10.18/Sq. Ft.
Unit #5 10.94/Sq. Ft.

Contact

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