

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



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

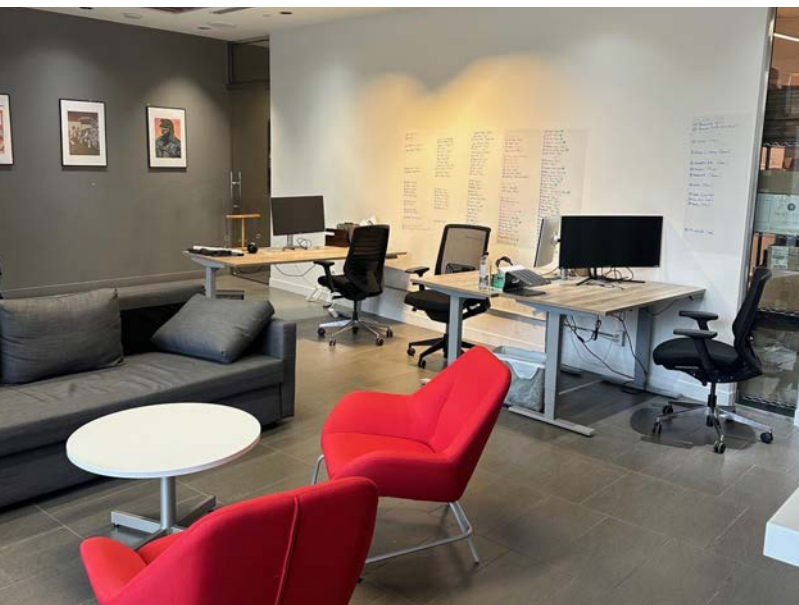
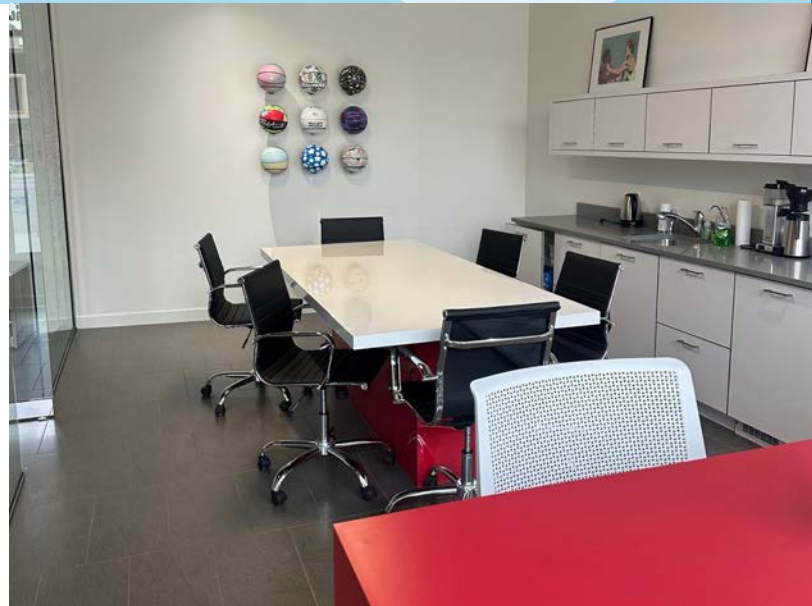
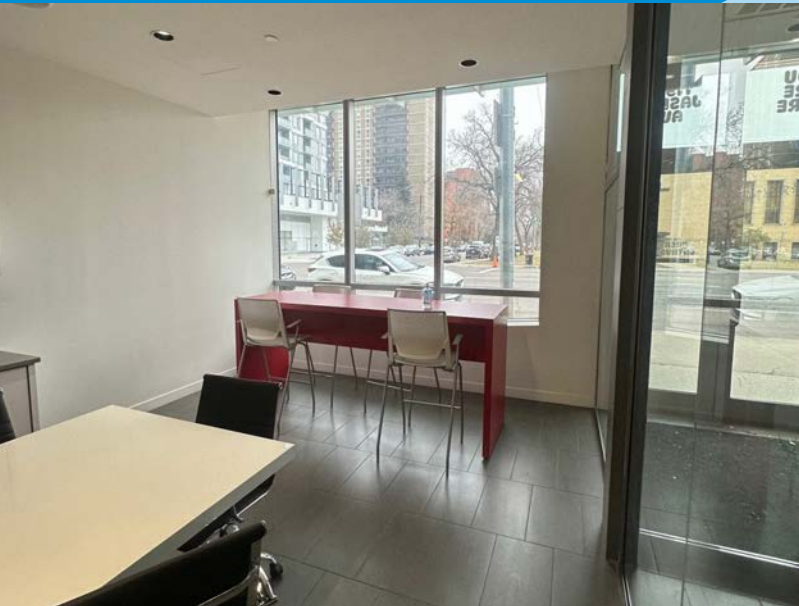


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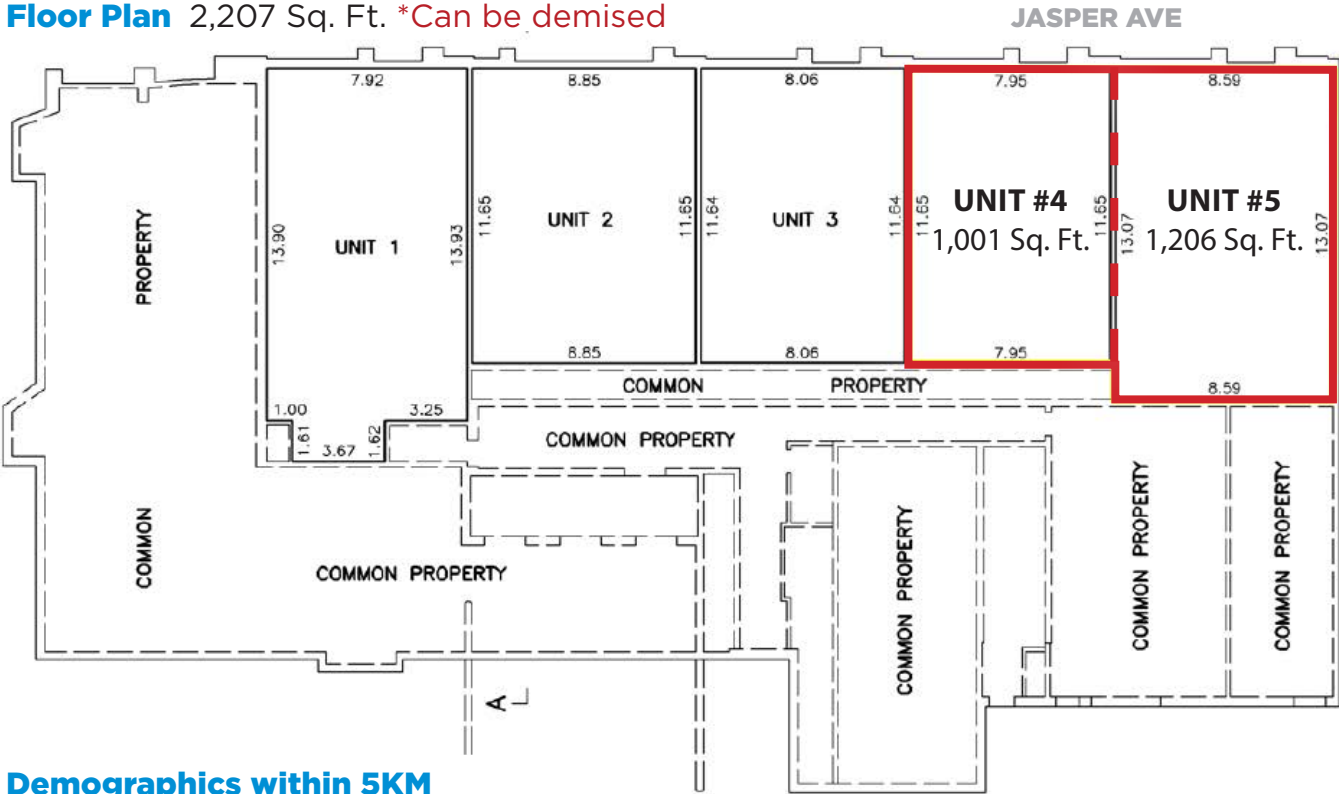


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**Floor Plan** 2,207 Sq. Ft. \*Can be demised



## Demographics within 5KM

 <b>POPULATION</b> 212,934	 <b>HOUSEHOLDS</b> 104,343	 <b>MEDIAN AGE</b> 38	 <b>AVG HH INCOME</b> \$93,474	 <b>TOTAL CONSUMER SPENDING</b> \$1.8B	 <b>TRAFFIC VOLUME</b> 20,446 JASPER & 119 ST
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## 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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**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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