

FOR LEASE

±1,200-4,600 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11229 Jasper Ave, Edmonton, AB

HIGH EXPOSURE JASPER AVE RETAIL CENTRE

Property Highlights

- Main and second-floor spaces for lease
- Prominent location with direct exposure to Jasper Avenue
- Parking behind the building
- Signage opportunity
- Ideal for general retail uses, personal services, restaurants, martial art studios, and various other uses



780.488.0888



www.lizotterealestate.com



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

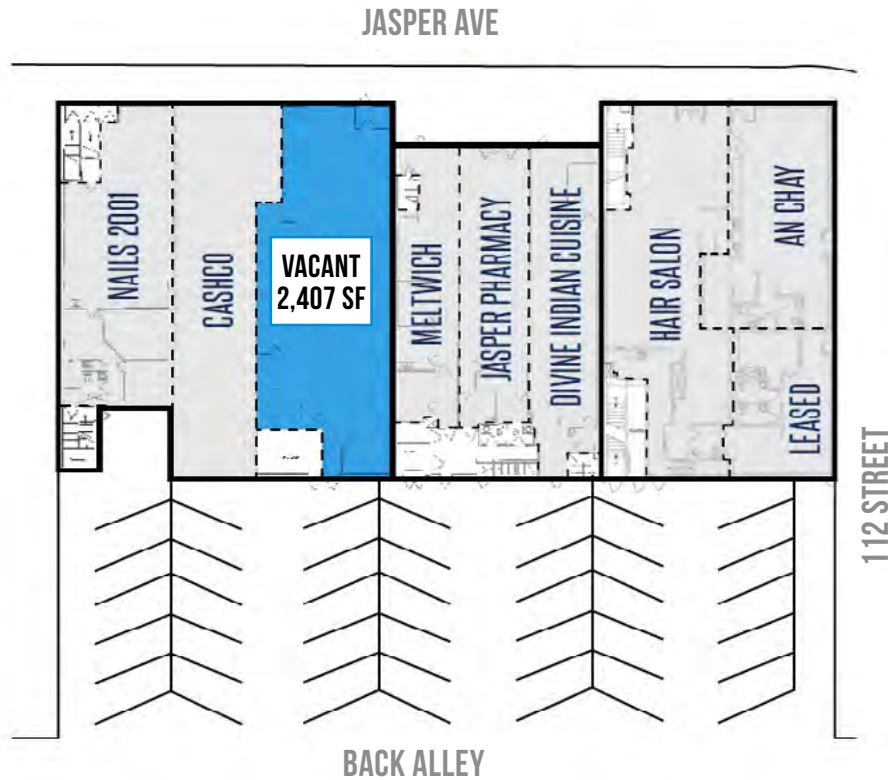


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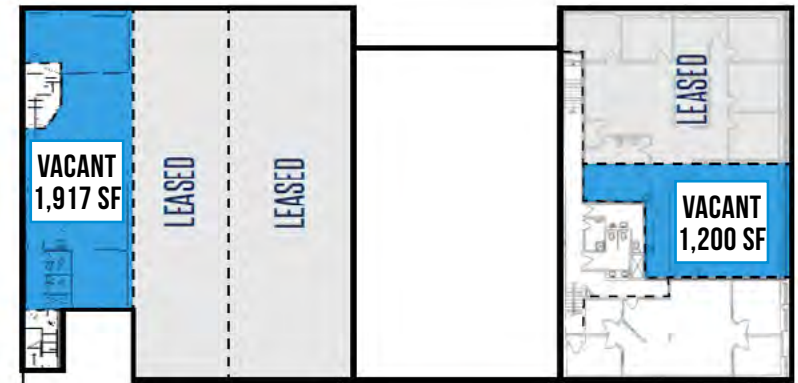
FOR LEASE

Multiple Units Available

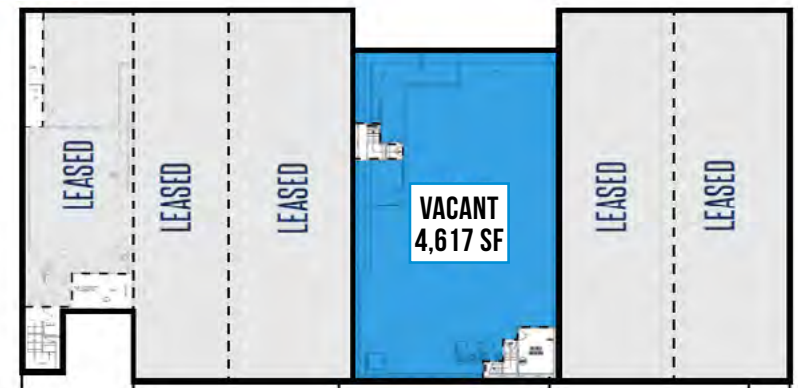
MAIN FLOOR



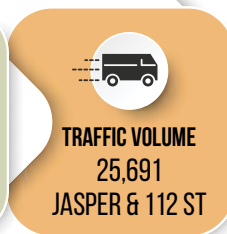
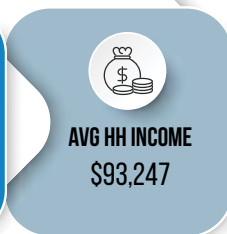
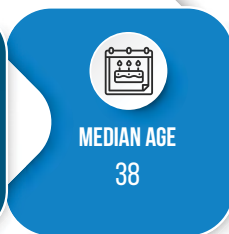
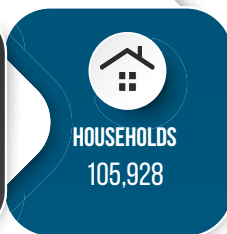
SECOND FLOOR



BASEMENT



Demographics within 5KM



FOR LEASE

±2,407 Sq. Ft. Unit Main Floor

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FOR LEASE

±1,200 Sq. Ft. Unit **Second Floor**

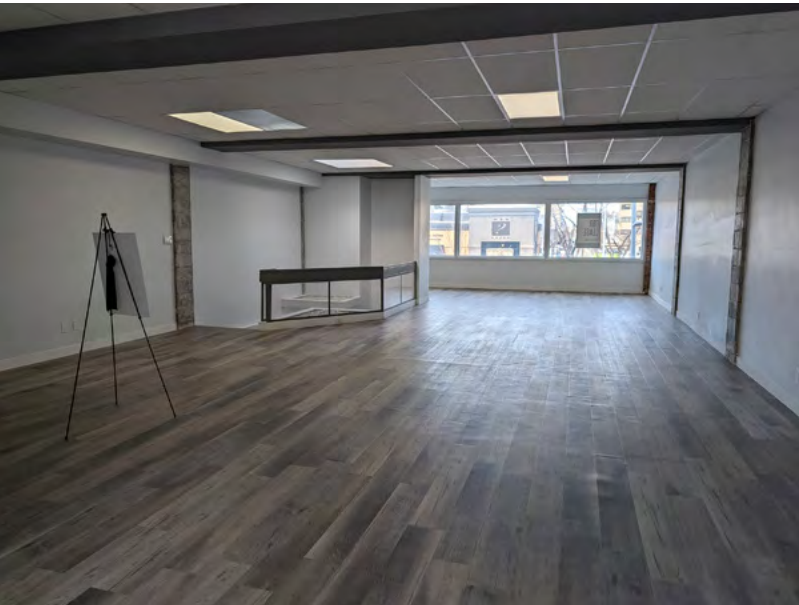
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FOR LEASE

±1,917 Sq. Ft. Unit **Second Floor**

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FOR LEASE

±4,617 Sq. Ft. Unit **Basement**

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FOR LEASE

High Exposure Jasper Ave Retail Centre

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Property Information

Municipal Address: 11223 Jasper Ave , Edmonton, AB

Legal Address: Plan NB Blk 12 Lot 58

Size: ±2,407 Sq. Ft. **Main**
±1,200 Sq. Ft. **Second Floor**
±1,917 Sq. Ft. **Second Floor**
±4,617 Sq. Ft. **Basement**

Zoning: Direct Control (DC)

Parking: 2 Stalls/unit \$75/month per stall
Ample street parking in front

Possession: Immediate/negotiable

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Lease Rate: Market

Op Costs: East Facing Building: \$14.14/SF
Middle & West Facing Buildings: \$14.80/ SF

Contact

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