



Jasper Avenue Prime Retail Opportunity | 1,331 SF Available

Property Highlights

- Prime Downtown Jasper Avenue opportunity
- Exceptional exposure along Jasper and 105th Street
- Surrounded by multiple high rise residential buildings
- The space can be leased or sold
- With unique opportunity to own a main floor condo retail unit directly on Jasper Avenue
- Great exposure to Jasper Avenue with 22,300 VPD (2018)

Jamie Topham

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CUSHMAN & WAKEFIELD

Edmonton
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Property Details

Municipal Address: 10506 Jasper Avenue,
Edmonton, AB

Legal Description: Unit 1, Plan O226956

Zoning: Jasper Avenue Main Street

Neighbourhood: Downtown

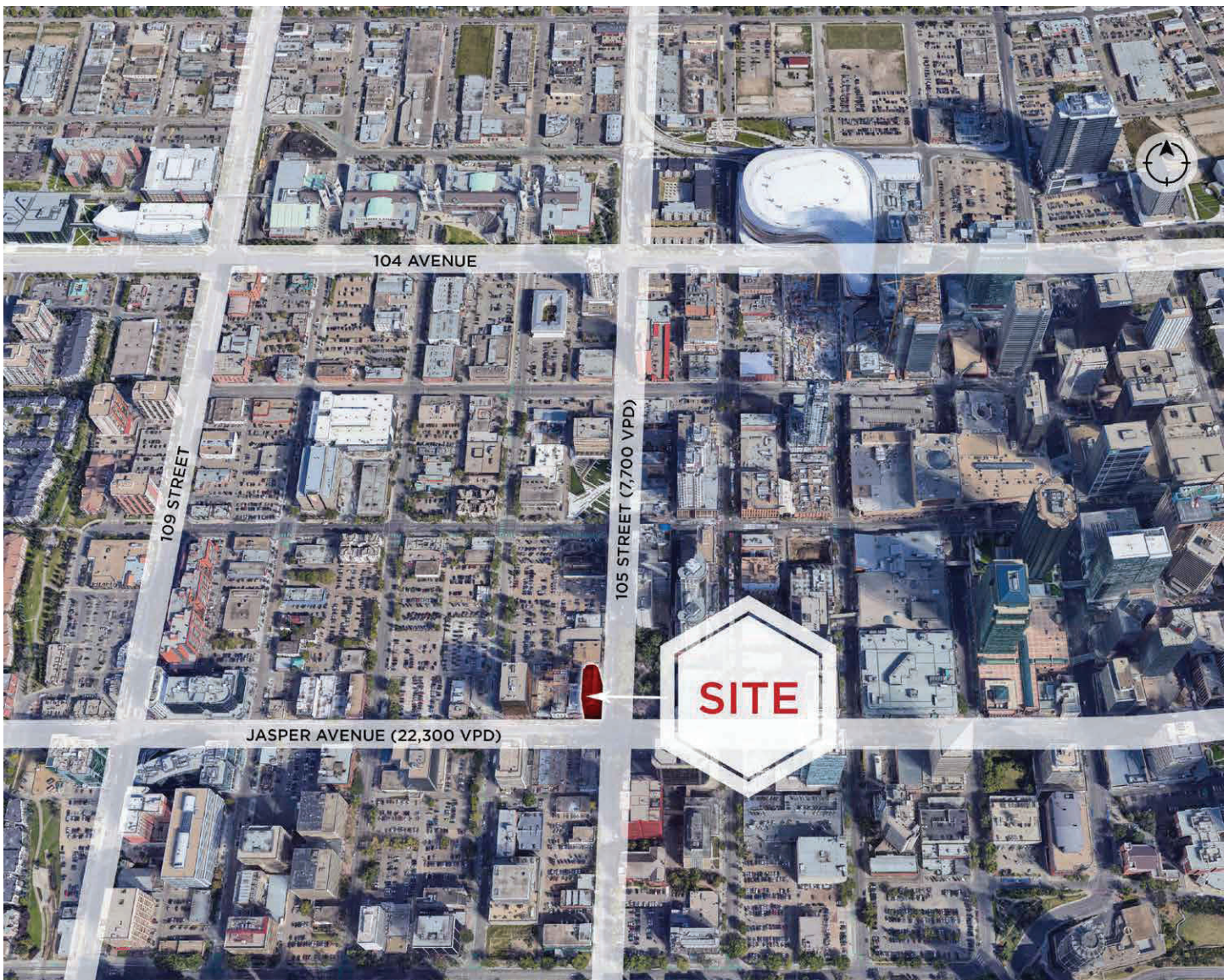
Size: 1,331 SF

Property Taxes: \$6.46 per SF

CAM: \$14.74 per SF

Sale Price: **FURTHER PRICE REDUCTION**
\$450,000.00


Aerial





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Demographics

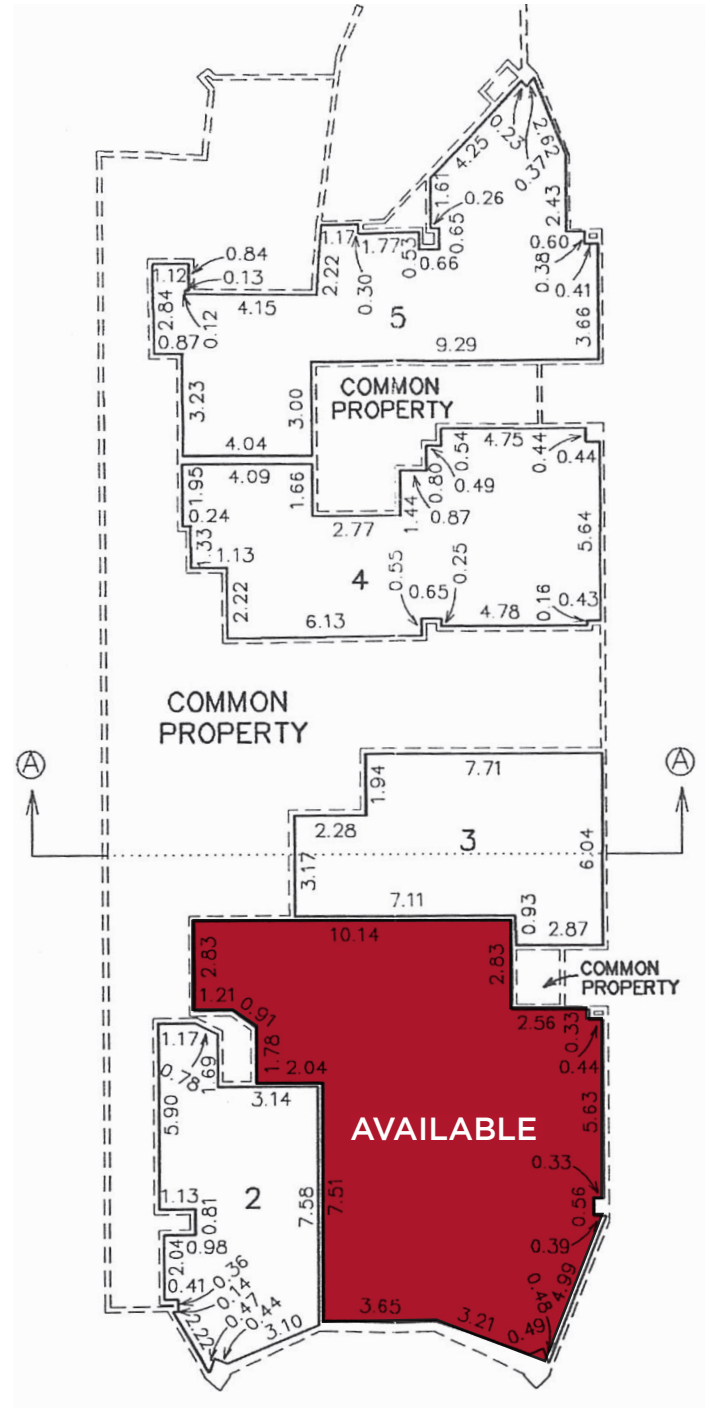
POPULATION	1km	3km	5km
		20,246	109,221

HOUSEHOLDS	1km	3km	5km
		12,210	59,044

AVERAGE INCOME	1km	3km	5km
		\$79,104	\$81,248

VEHICLES PER DAY	1km	3km	5km
		22,300 on Jasper Avenue 7,700 on 106 Street	

Floor Plan



*Business not included

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