

FOR SALE
HIGH EXPOSURE
RETAIL CONDO

10506 JASPER AVENUE,
EDMONTON, AB

PRICE REDUCTION

\$450,000.00

Cody Miner, B.Comm.
Sales Assistant
780 702 2982
cody.miner@cwedm.com

Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. July 22, 2024

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



PROPERTY HIGHLIGHTS

This high exposure retail condo offers a premier opportunity for a owner user.

The central location to Edmonton's downtown core, provides access to a various businesses, offices and a steady flow of potential customers.

Jasper Avenue is a major thoroughfare with significant daily traffic, seeing approximately 22,500 cars per day, this high volume of traffic only serves to further enhance the property's visibility and accessibility.

This 1,311 SF former quick service restaurant, is well suited for a similar business or other retail operation and provides an attractive opportunity for retail, food services or other commercial ventures.





DINING AREA



REAR PREP AREA



SERVICE COUNTER



FIXTURED WASHROOM

PROPERTY DETAILS

ADDRESS

10506 Jasper Avenue, Edmonton, AB

LEGAL DESCRIPTION

Plan 0226956, Unit 1

ZONING

Jasper Avenue Main Street

NEIGHBOURHOOD

Downtown

CONDO SIZE

1,311 SF

PROPERTY TAX

\$6.46 per SF

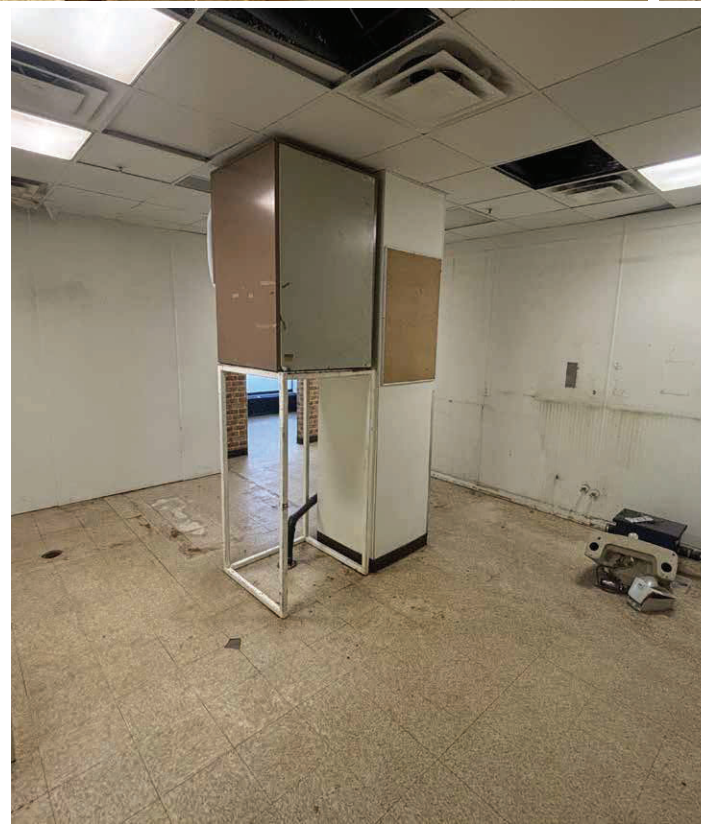
CAM

\$14.74 per SF

SALE PRICE

REDUCED
\$450,000.00

ADDITIONAL PHOTOS



PLANNED PARK RENOVATIONS

Beaver Hills House Park and Michael Phair park are soon to be renewed! The renewed park design provides a central gathering space or “heart” of the park surrounded with amphitheatre seating in grass.

Accessible pathways with new paving, flexible seating, new lighting and trees, as well as a new washroom building will be provided.

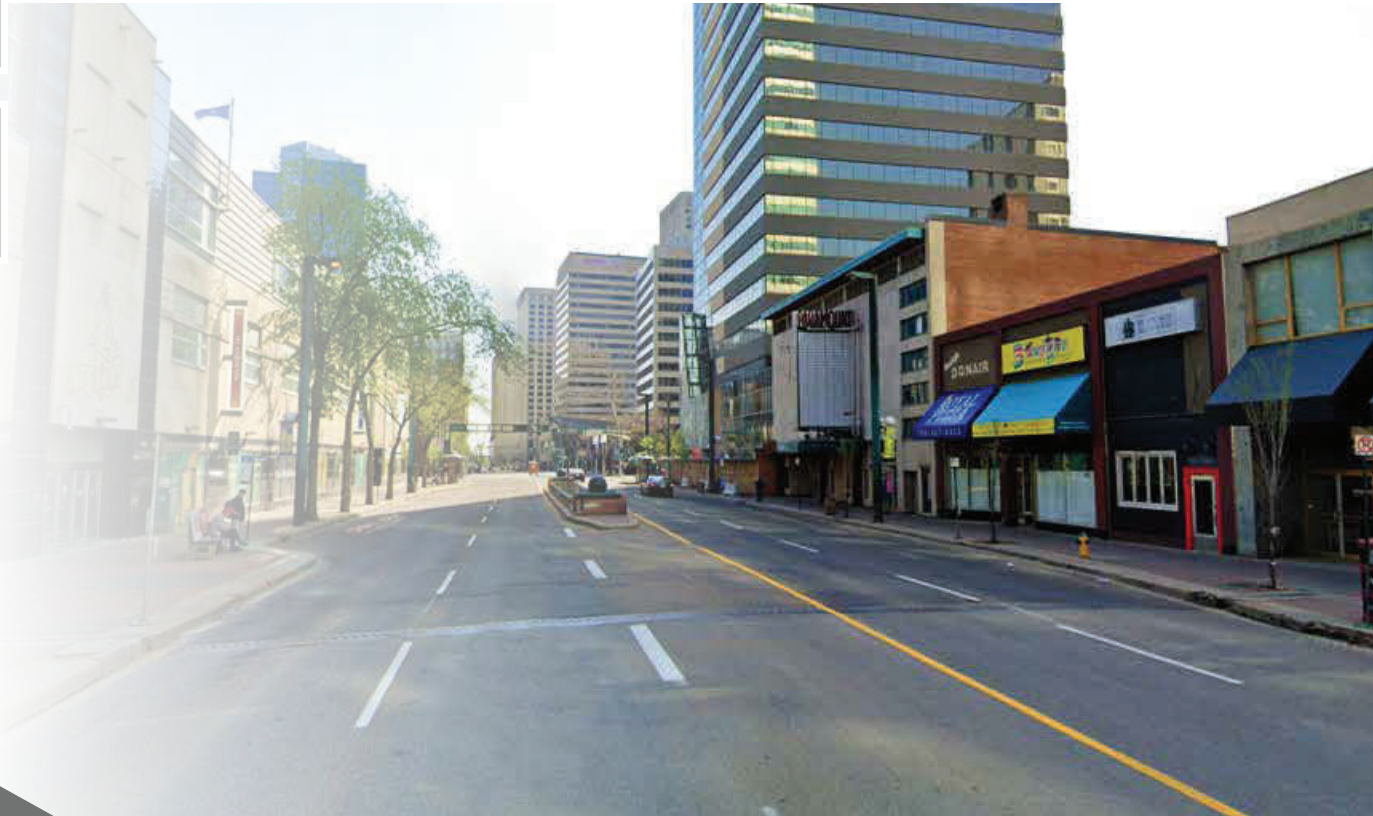
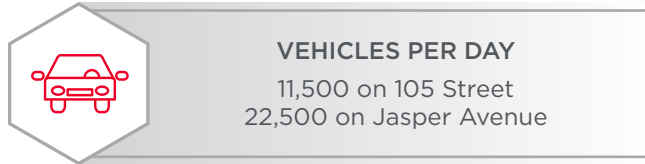
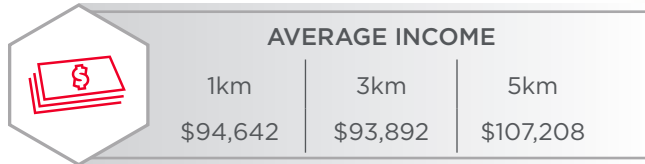
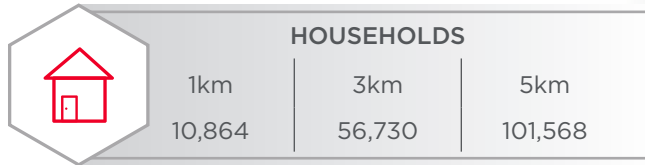
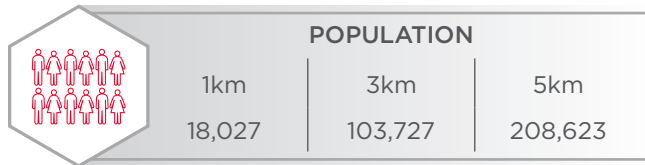
Playful elements such as a children’s natural play structure and a bouldering wall will provide interactive elements within the park.

Near Jasper Avenue, an open area will allow flexible space for events and will re-integrate the existing Aboriginal Walk of Honour.

Construction is anticipated to start in 2024. It is expected the parks will be completed in 2025



DEMOGRAPHICS

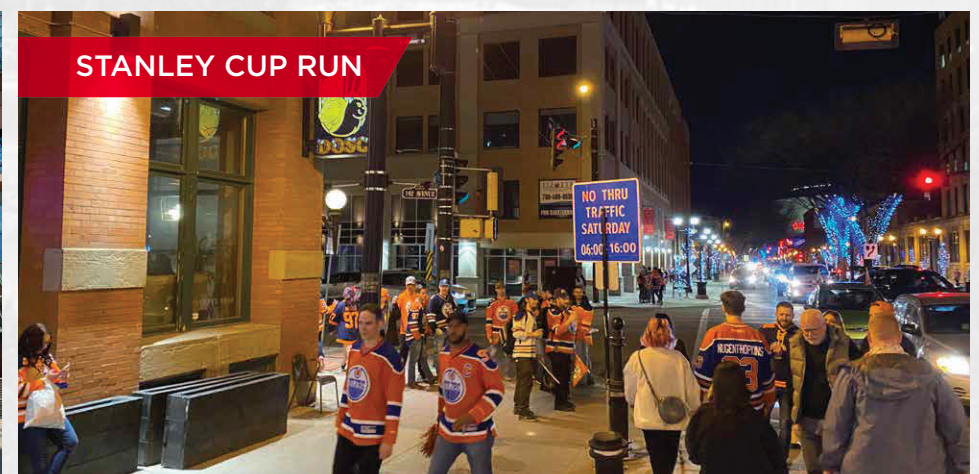
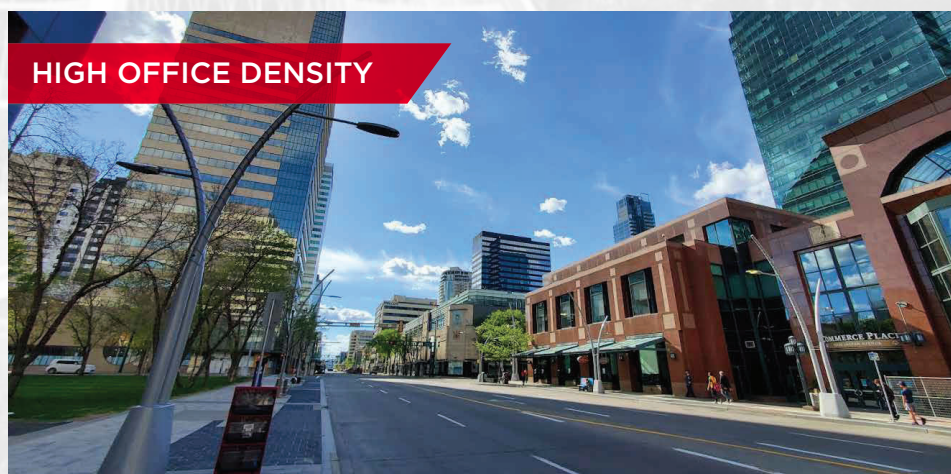


NEIGHBORHOOD PROFILE

Jasper Avenue is one of the most prominent and historic streets in Edmonton. Jasper Avenue serves as the main thoroughfare through Edmonton's downtown core, housing many of the city's major financial institutions, corporate offices and government buildings.

The Avenue has historical importance, dating back to Edmonton's early days. Many of the city's oldest buildings and landmarks are located along or near Jasper Avenue. The Street also serves as a cultural hotspot, with numerous galleries, music venues, restaurants and is just minutes away from the city's prominent Ice District and Rogers Place.

In recent years, there have been significant efforts to revitalize Jasper Avenue, including streetscape improvements, new developments and initiatives to enhance its pedestrian-friendliness.



EDMONTON'S DOWNTOWN CORE



CUSHMAN & WAKEFIELD
Edmonton

Cody Miner, B.Comm.
Sales Assistant
780 702 2982
cody.miner@cwedm.com

Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com