

**\$450,000.00**

**FOR SALE**  
**HIGH EXPOSURE**  
**RETAIL CONDO**

**10506 JASPER AVENUE,  
EDMONTON, AB**

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## PROPERTY HIGHLIGHTS

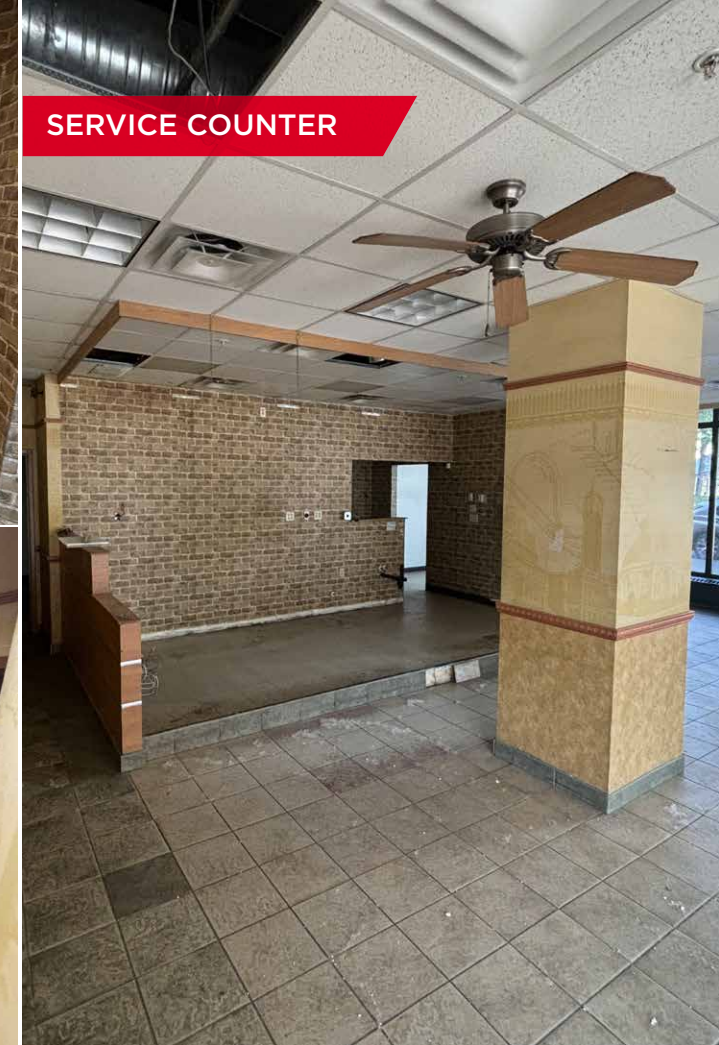
This high exposure retail condo offers a premier opportunity for a owner user.

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.





## 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

\$7.00 per SF

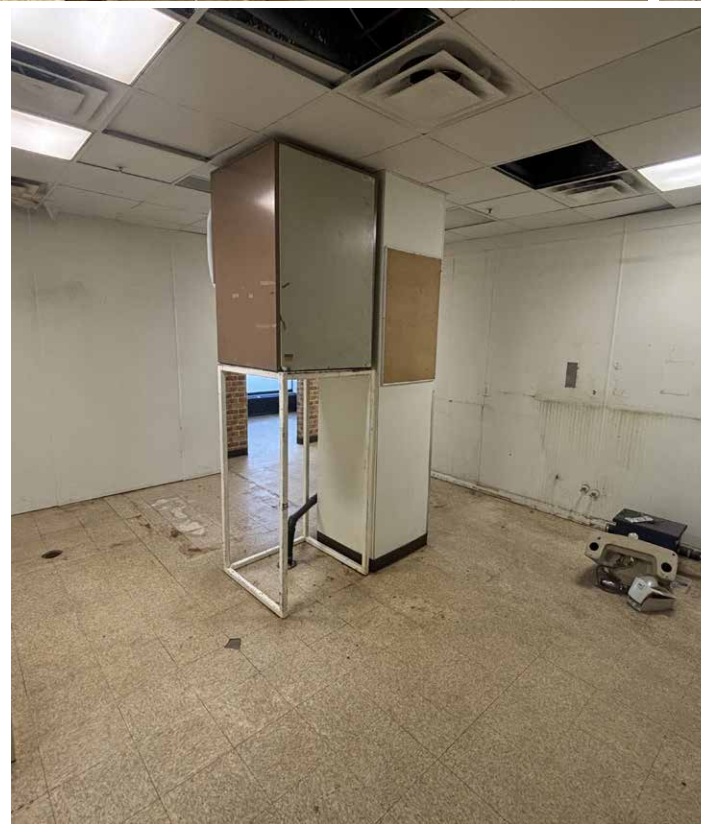
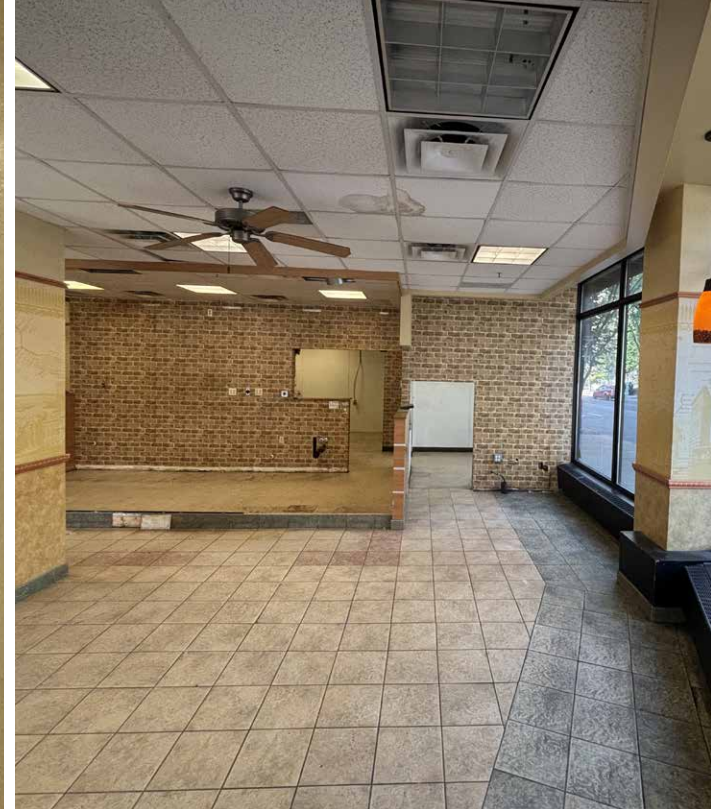
### CAM

\$14.89 per SF

### SALE PRICE

\$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.

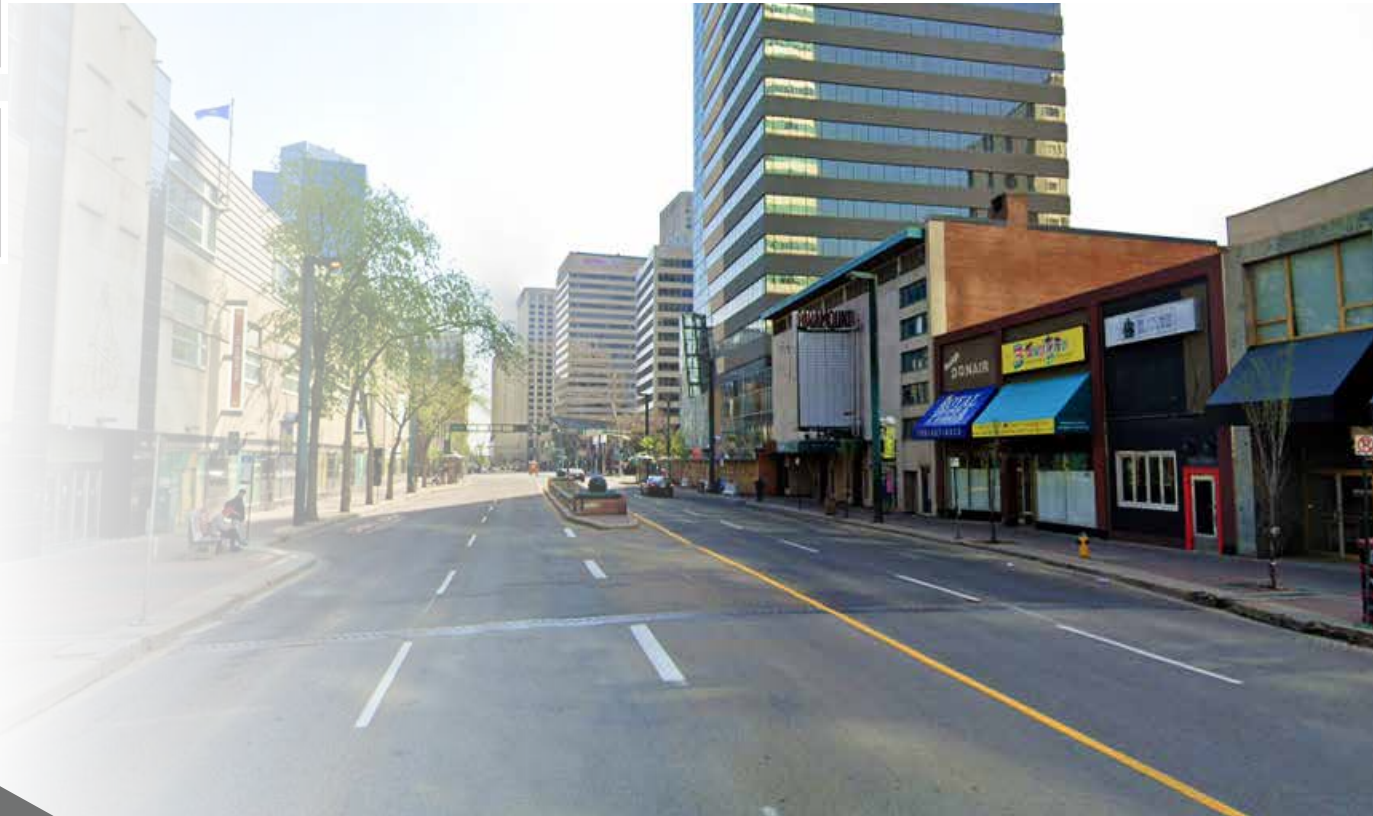
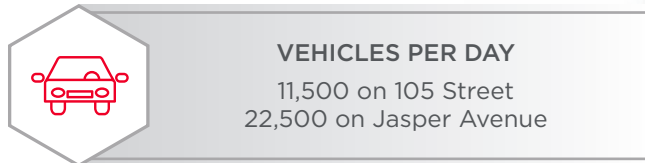
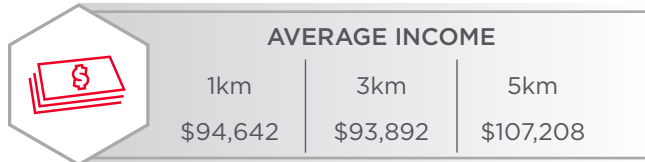
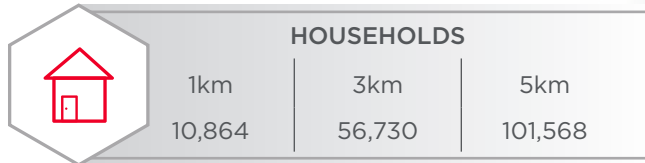
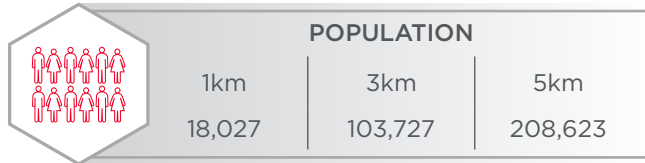
Near Jasper Avenue, an open area will allow flexible space for events and will re-integrate the existing Aboriginal Walk of Honour.

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



# DEMOGRAPHICS

JASPER AVENUE

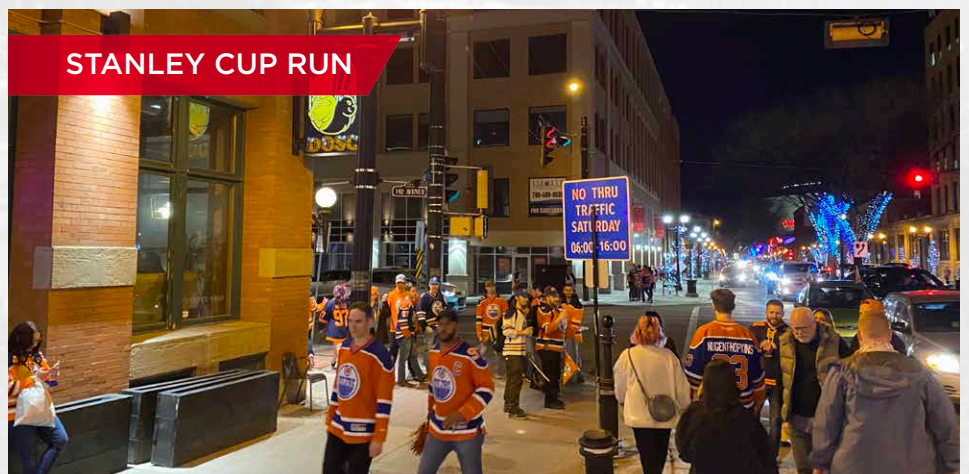


# NEIGHBORHOOD PROFILE

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



ROGERS PLACE

ICE DISTRICT

FINANCIAL CORE

QUARTERS DISTRICT

MacEwan UNIVERSITY

EDMONTON CityCentre

(P)

(P)

105 STREET NW (11,500 VPD)

BEAVER HILLS HOUSE PARK

104 STREET NW

(P)

(P)

NORQUEST COLLEGE

102 AVENUE NW (7,000 VPD)

(P)

THE SHIFT RESIDENTIAL (PLANNED)

FUTURE WAREHOUSE PARK

JASPER AVENUE (22,500 VPD)

GOVERNMENT DISTRICT



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