

HIGH EXPOSURE RETAIL CONDO

10506 Jasper Avenue, Edmonton, AB



PRICE REDUCTION

PROPERTY HIGHLIGHTS

This high exposure retail condo offers a prime opportunity for an investor or owner user.

The central location to Edmonton's downtown core provides access to 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 operations.



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

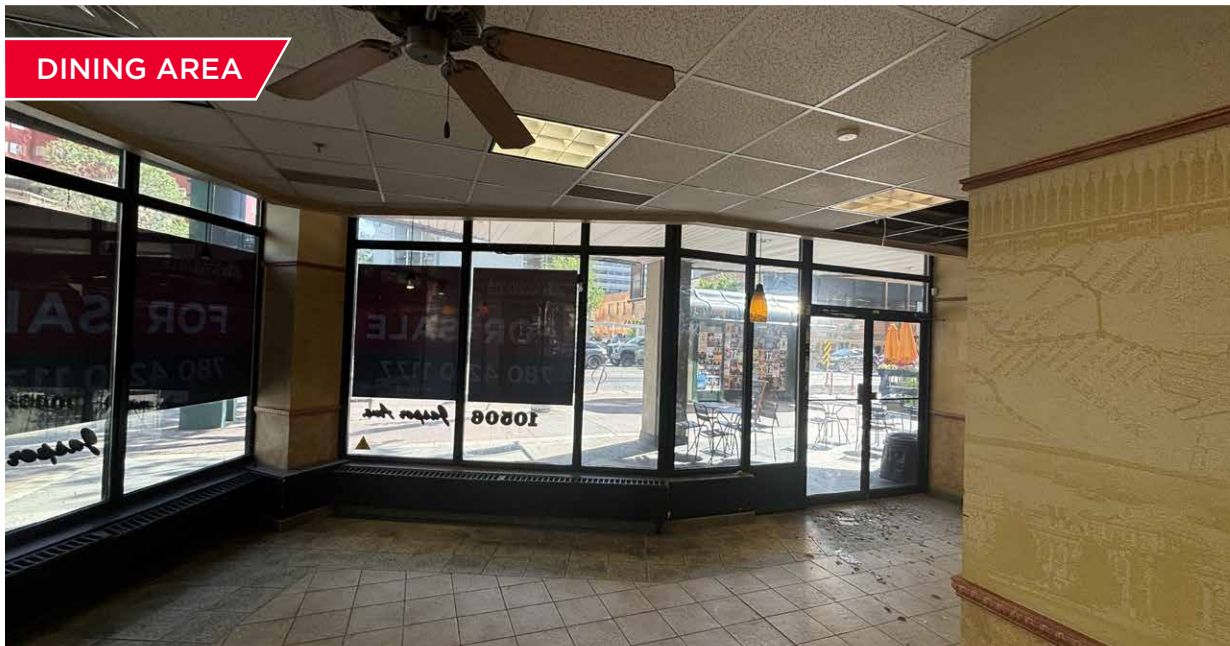
CAM

\$14.89 per SF

SALE PRICE (REDUCED)

\$345,000

DINING AREA



FIXTURED WASHROOM



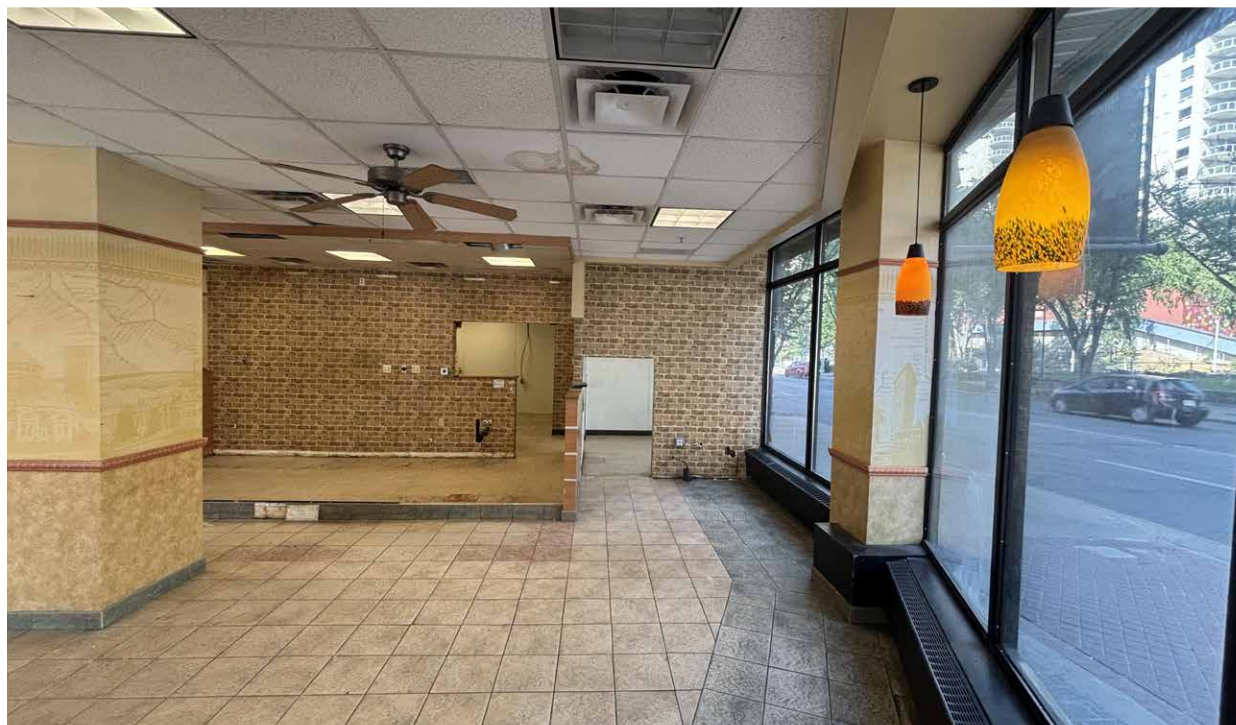
REAR PREP AREA



SERVICE COUNTER



ADDITIONAL PHOTOS



PLANNED PARK RENOVATIONS

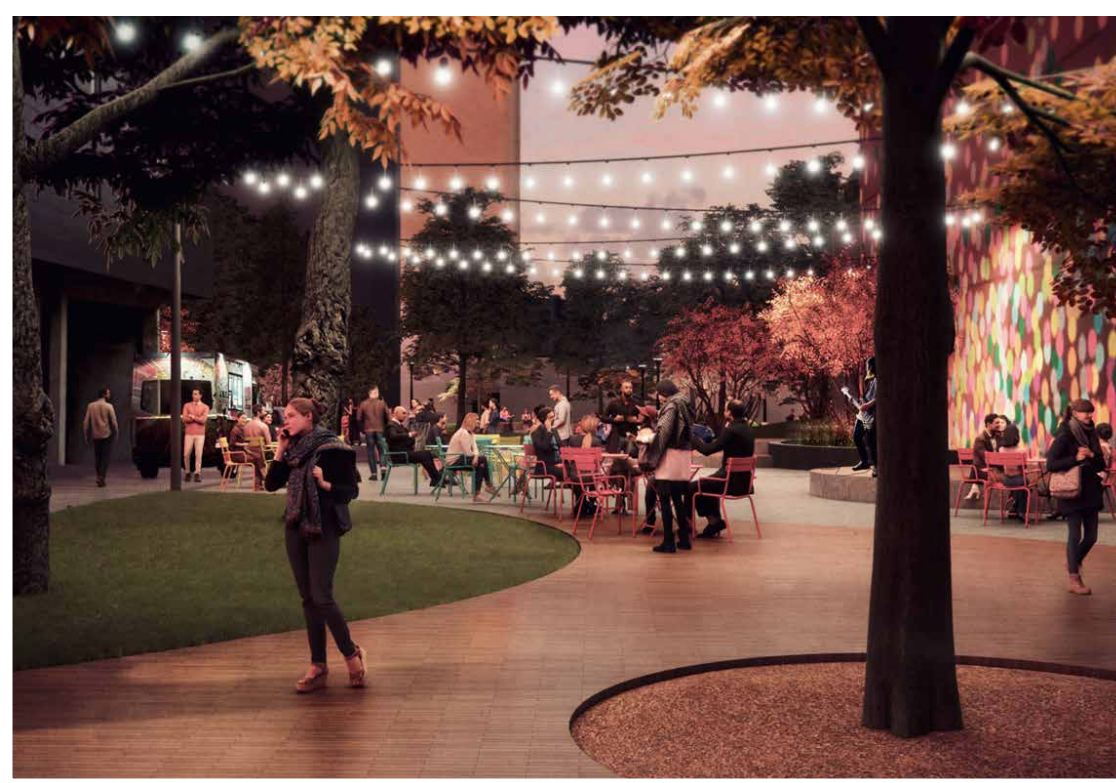
Beaver Hills House Park and Michael Phair park are soon to be renewed! The renewed park design provides a central gathering space or “heart” of the park surrounded with amphitheatre seating in grass.

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

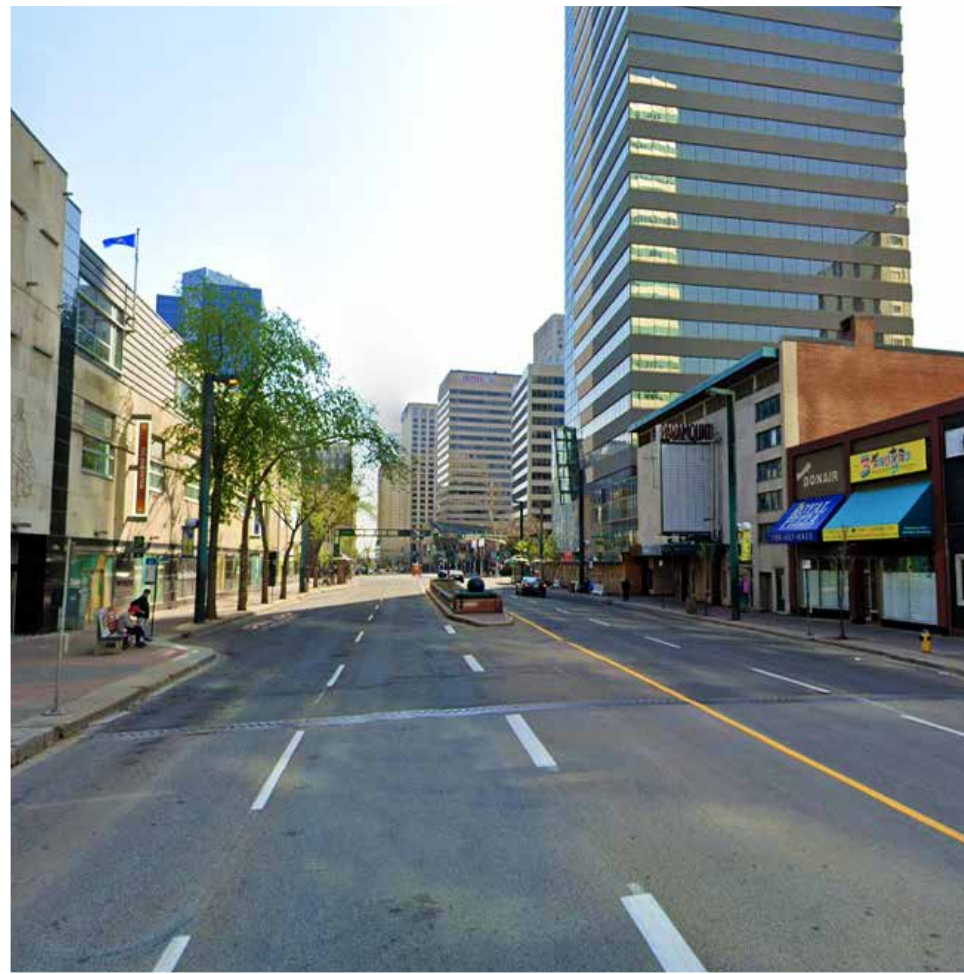
Playful elements such as a children's natural play structure and a bouldering wall will provide interactive elements within the park.

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

Construction is under way with an anticipated Fall 2025 completion.



JASPER AVENUE



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
18,027	103,727	208,623



HOUSEHOLD

1KM	3KM	5KM
10,864	56,730	101,568



AVERAGE INCOME

1KM	3KM	5KM
\$94,642	\$93,892	\$107,208



VEHICLES PER DAY

11,500 on 105 Street
22,500 on Jasper Avenue

NEIGHBORHOOD PROFILE

Jasper Avenue is one of the most prominent and historic streets in Edmonton, and 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.

ICE DISTRICT



ROGERS PLACE



HIGH OFFICE DENSITY



STANLEY CUP RUN



KEEP IN TOUCH

EDMONTON'S DOWNTOWN CORE

