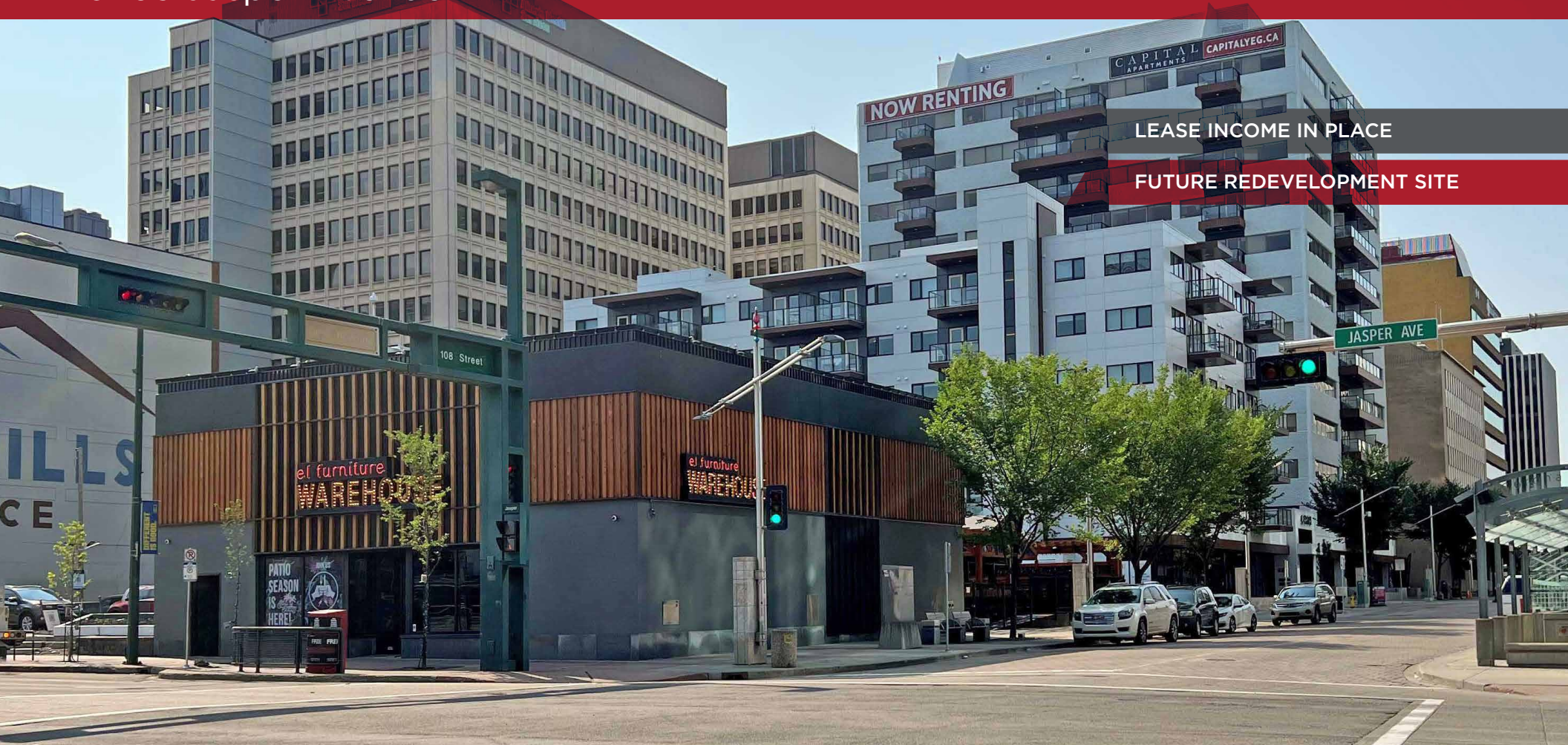


FOR SALE
LAND AND BUILDING
INVESTMENT OPPORTUNITY
10765 Jasper Avenue



LEASE INCOME IN PLACE

FUTURE REDEVELOPMENT SITE

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

David Cooney
Partner
780.917.8327
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- High profile investment opportunity in the Jasper Avenue corridor
- New residential development to the south (Capital Apartments), west (Mayfair on Jasper) and north (The Parks – under construction: 1,050 new residential units upon completion) in addition to other residential development west along the Jasper Avenue corridor
- Surrounded by Alberta Health Services Building, Peace Hills Trust Tower, Intact Insurance Building, First Edmonton Place, WSP Building
- Retail in the area includes Canterra Place (Save On Foods, Popeyes, Love Pizza, Pet Valu, Blenz Coffee, Burger Priest, ACE Liquor and others); Central Social Hall, Cactus Club, The Pint, Greta, Local Public Eatery and other street front retail along Jasper Avenue & 109 Street
- In close proximity to Grant MacEwan University with close to 20,000 students (104 Avenue & 108 Street)
- In close proximity to Ice District and Rogers Place, home of the Edmonton Oilers (104 Avenue & 104 Street)
- In close proximity to the Government district and the Alberta Legislature (108 Street & 97 Avenue)
- Tenant is willing to exercise renewal option early, which would provide 8 years, or more, of term remaining
- New outdoor patio covering the entire exterior of the site, built in 2022
- New roof and HVAC

PROPERTY HIGHLIGHTS

LOT SIZE
± 8,051 SF

BUILDING SIZE
± 2,750 SF

PROPERTY TAXES
2023: \$21,242.28

ZONED JAMSC
Jasper Avenue Main Street Commercial

ASKING PRICE
\$2,550,000



RESIDENTIAL



OFFICE



DOWNTOWN LRT
CORONA LRT STATION

DEMOGRAPHICS



POPULATION

1 KM 24,185
3 KM 55,142
3 KM 101,092



POPULATION GROWTH

1 KM 9.7%
2 KM 9.7%
3 KM 9.3%



AVERAGE HOUSEHOLDS INCOME

1 KM \$94,252
2 KM \$88,538
3 KM \$95,550



INCOME GROWTH

1 KM 33%
2 KM 32%
3 KM 32.8%

TRAFFIC COUNTS

109 Street: 32,700 VPD

Jasper Avenue: 22,400 VPD



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