

# FOR SALE

## PRICE REDUCTION

~~\$1,550,000.00~~

**\$1,200,000.00**

**CUSHMAN &  
WAKEFIELD**  
Edmonton

## JUDICIAL SALE

# DOWNTOWN CHARACTER BUILDING

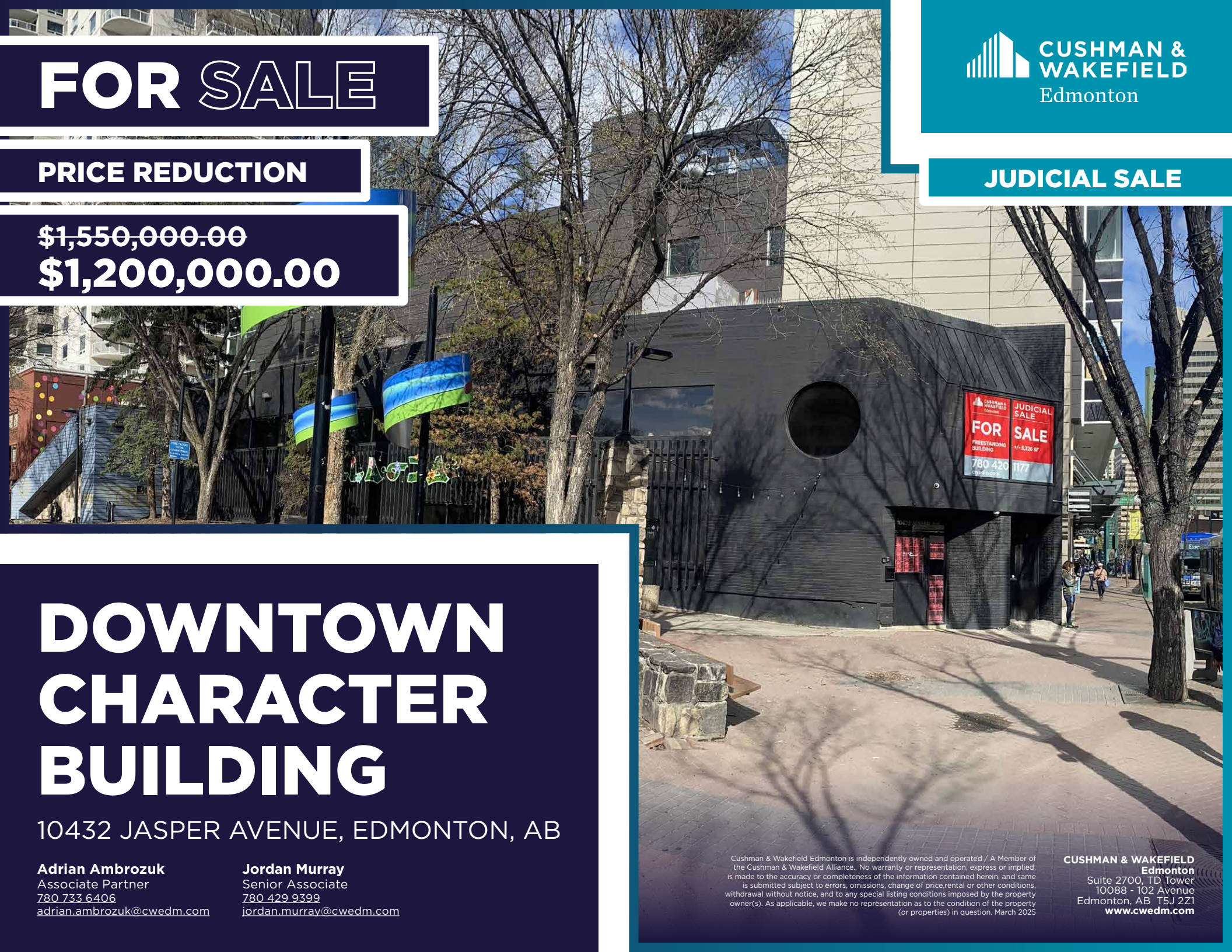
10432 JASPER AVENUE, EDMONTON, AB

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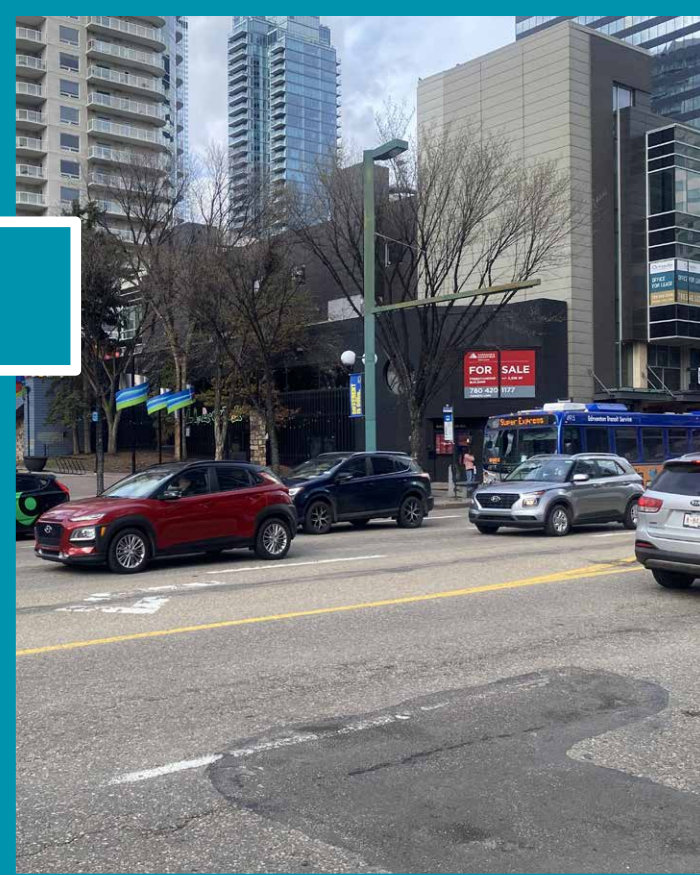
# JUDICIAL SALE

## PROPERTY HIGHLIGHTS

Rare opportunity to own an extremely unique and desirable character building along Jasper Avenue in Edmonton's downtown core. This two story predominantly concrete building is one of the skinniest commercial buildings in the city. Most recently the main floor and basement operated as trendy restaurants with the second floor built out as professional offices.

Boasting ample natural light and views of Beaver Hills House Park directly adjacent, this is a tremendous opportunity for an owner/ user, investor or developer.

Located along Jasper Avenue and minutes away from Edmonton's Ice District, Roger's Place (Go Oilers) and 104th street. The immediate area is a dense residential node which hosts an elegant mixture of restaurants, bars, cafe's, retail stores, outdoor markets, and summer event programming.



## DEMOGRAPHICS



### POPULATION

1 KM	3 KM	5 KM
18,307	104,949	210,688



### AVERAGE INCOME

1 KM	3 KM	5 KM
\$96,954	\$96,044	\$109,792



### HOUSEHOLDS

1 KM	3 KM	5 KM
11,050	57,405	102,525



### VEHICLES PER DAY

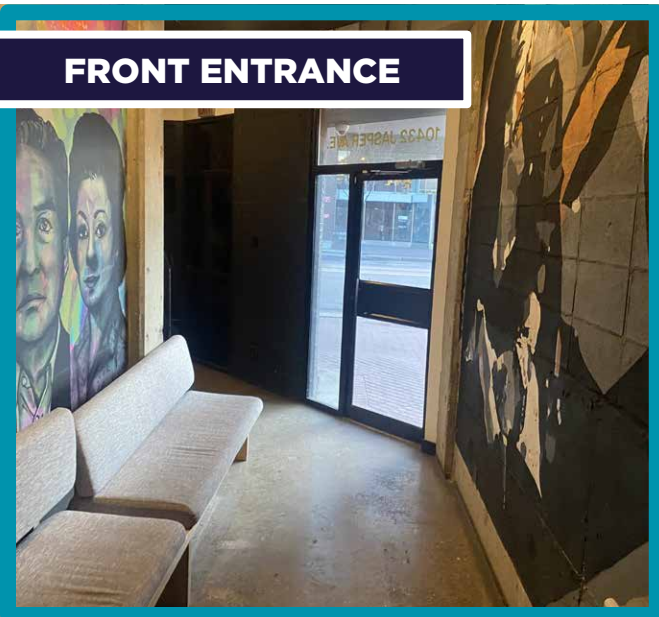
JASPER AVE: 24,188  
105 STREET: 12,363

# OVERVIEW

MAIN FLOOR RESTAURANT WITH FULL KITCHEN



FRONT ENTRANCE



SECOND FLOOR BISTRO



## PROPERTY DETAILS

### ADDRESS

10432 Jasper Avenue, Edmonton, AB

### LEGAL DESCRIPTION

Lot 129, Block 4, Plan NB

### PROPERTY TAXES

\$12,941.03 (2023)

### ZONING

JAMSC Jasper Avenue Main Street  
Commercial Zone

### NEIGHBOURHOOD

Downtown

### BUILDING SIZE

Main Floor: ~1,630 SF

Second Floor: ~1,866 SF

Basement: ~1,630 SF

### BUILT

1978 (est)

### LOT AREA

±2,000 SF

### PARKING

1 stall

### TENANCY

Presently Vacant

### SALE PRICE

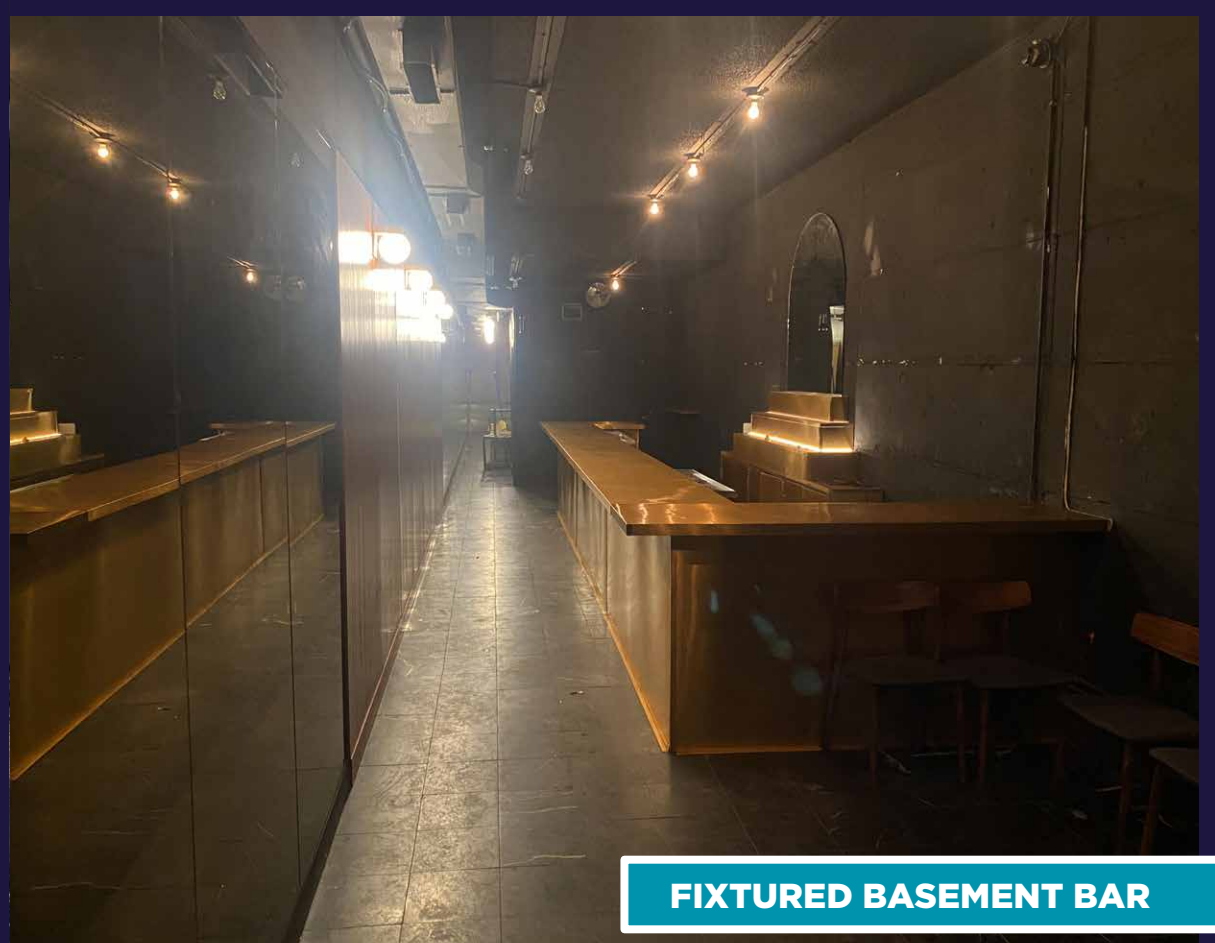
\$1,550,000.00

**\$1,200,000.00**

# ADDITIONAL PHOTOS



WALK IN COOLER



FIXTURED BASEMENT BAR



SECOND FLOOR



SECOND FLOOR WINDOWS



# 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



## ANNUAL CHARITY CAR RALLY

# NEIGHBORHOOD PROFILE

Located at the edge of Edmonton's trendy and historical Warehouse District and along Jasper Avenue, this neighborhood is truly a special blend of upscale retail, residential and boutique office space.

The site is minutes away from Ice District and Rogers Place, which host hundreds of event nights a year ranging from world class concerts to our local sports heroes. At a street level, the Jasper Avenue and 104th Street area hosts a mixture of retail ranging from fashion to specialty food products, casual restaurants, fine dining, pubs, bars and other associated "high street" activity.

During the summer, the area is a popular patio destination and a perpetual venue for outdoor events, ranging from Saturday farmers markets to classic car rallies and food truck festivals. The local demographic is largely comprised of young urban professionals, many of whom are employed in the downtown core and enjoy the "walk to work" lifestyle.

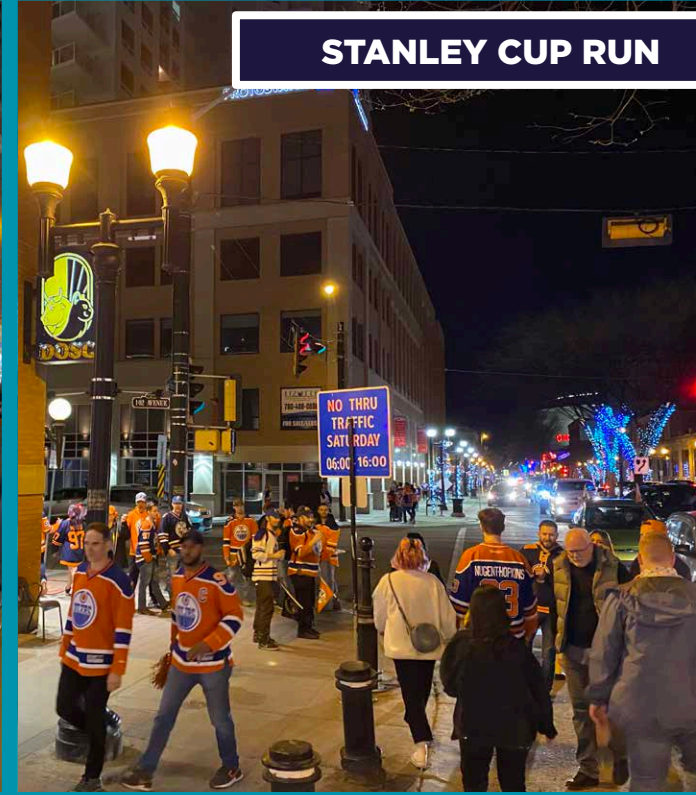
## STANLEY CUP RUN



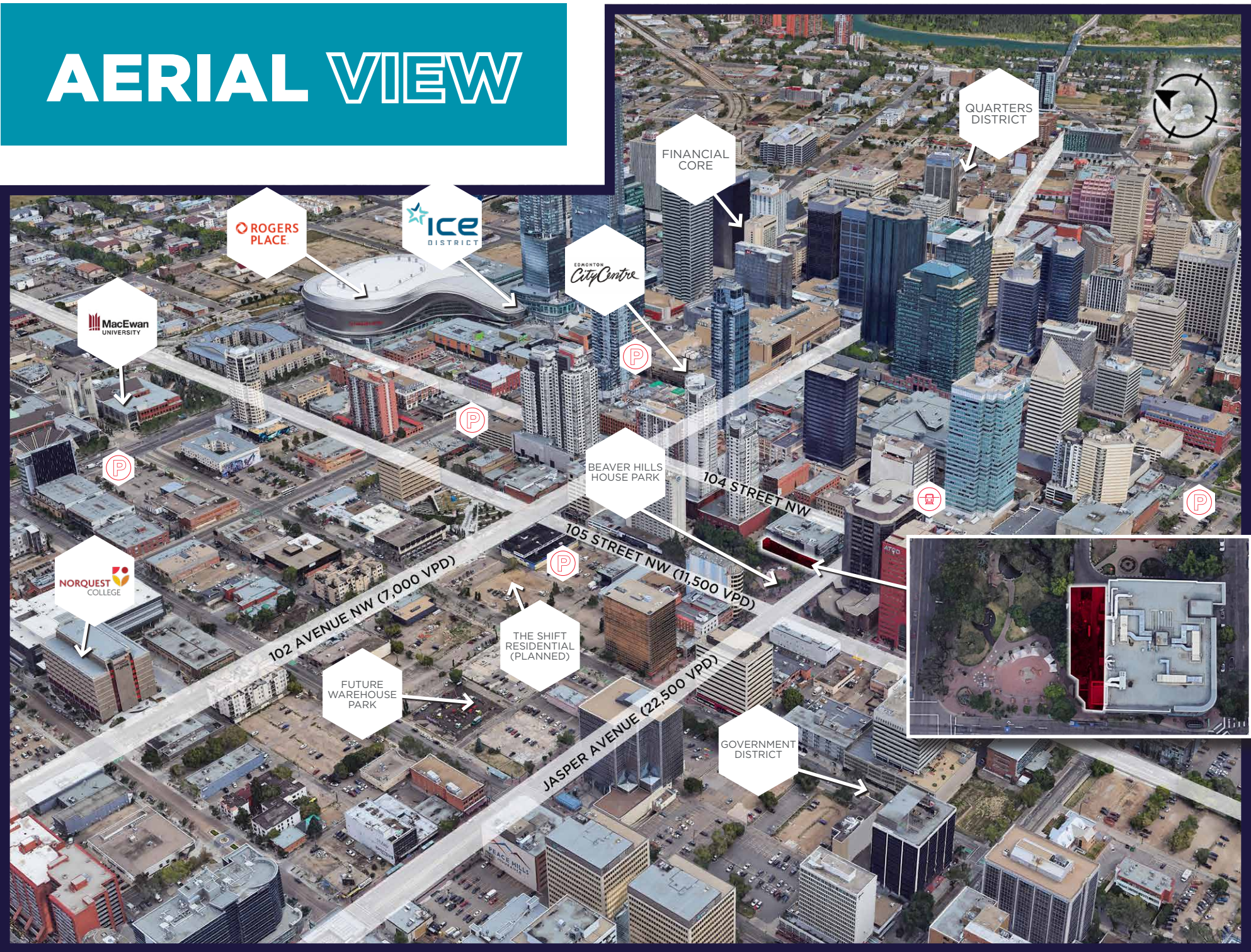
## FILMING LOCATION FOR HBO'S "THE LAST OF US"



## STANLEY CUP RUN



# AERIAL VIEW



# KEEP IN TOUCH



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