

**JUDICIAL SALE**

**\$1,550,000.00**

**FOR SALE**

**DOWNTOWN  
CHARACTER BUILDING**

**~5,326 SF Total**

**10432 Jasper Avenue, Edmonton, AB**

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Adrian Ambrozuk**

Associate Partner  
780 733 6406  
adrian.ambrozuk@cwedm.com

**Jordan Murray**

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



# OPPORTUNITY

## MUNICIPAL 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

## LOT AREA

±2,000 SF

## BUILT

1978 (est)

## PARKING STALL

1 Stall

## TENANCY

Presently  
Vacant

## SALE PRICE

\$1,550,000.00



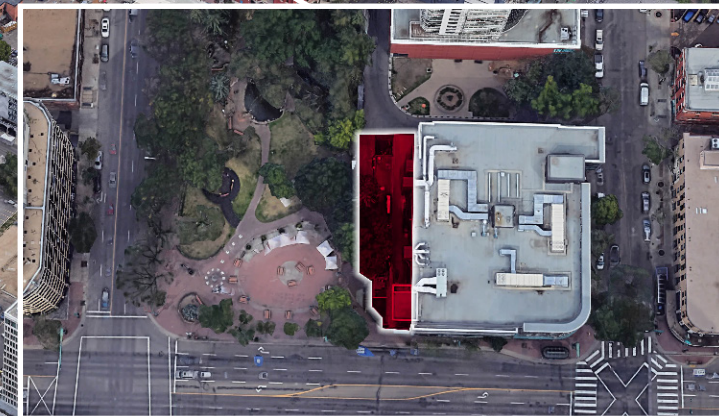


## DETAILS

Judicial sale. 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







**Adrian Ambrozuk**

Associate Partner

780 733 6406

[adrian.ambrozuk@cwedm.com](mailto:adrian.ambrozuk@cwedm.com)

**Jordan Murray**

Senior Associate

780 429 9399

[jordan.murray@cwedm.com](mailto:jordan.murray@cwedm.com)