



**AICRE**  
COMMERCIAL

**FOR LEASE**

MEDICAL, RETAIL OR OFFICE

HIGH EXPOSURE

1,100 SF (+/-)

**11937 Jasper Avenue, Edmonton**



## **HIGHLIGHTS**

- Only 1,100 SF Remaining - Shell Condition
- Direct exposure to Jasper Avenue, located on the main floor of the second Illuminada Tower
- Close proximity to multiple high-density residential buildings
- Ideal uses include medical, retail and office
- Close proximity to 124th Street and the Downtown Core
- Dedicated parking at rear
- Nearby businesses include Illuminada Dental Centre, Ikki Sake Bar, Earls, Rexal, Toast Culture and Alexander Daniel Hair and Body Boutique



<b>Jasper (100) Avenue:</b>	<b>28,200 (+/-) VPD</b>
<b>109 Street:</b>	<b>31,500 (+/-) VPD</b>
<b>124 Street (East bound):</b>	<b>20,200 (+/-) VPD</b>
<b>102 Avenue (East Bound):</b>	<b>18,100 (+/-) VPD</b>



**14, (Total Population)**  
**Average household income is \$88,882**



**11.7% Population growth (2016-2021)**  
**16.0% Projected population growth (2021-2026)**

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## PROPERTY DETAILS

<b>ADDRESS:</b>	11937 Jasper Avenue, Edmonton
<b>LEGAL:</b>	Plan 0822875, Unit 1 and 2031 UF
<b>ZONING:</b>	DC1 (Direct Development Control Provision)
<b>SIZE:</b>	1,100 SF (+/- )
<b>SIGNAGE:</b>	Building
<b>PARKING:</b>	5 dedicated shared stalls & street parking
<b>UTILITIES:</b>	Tenant responsible for utilities
<b>BASE RENT:</b>	Contact associate for details
<b>OPERATING COSTS:</b>	<p>\$18.24 / SF</p> <p>(Estimate includes property tax, common area maintenance, garbage disposal, gas, water and dedicated parking stalls)</p>

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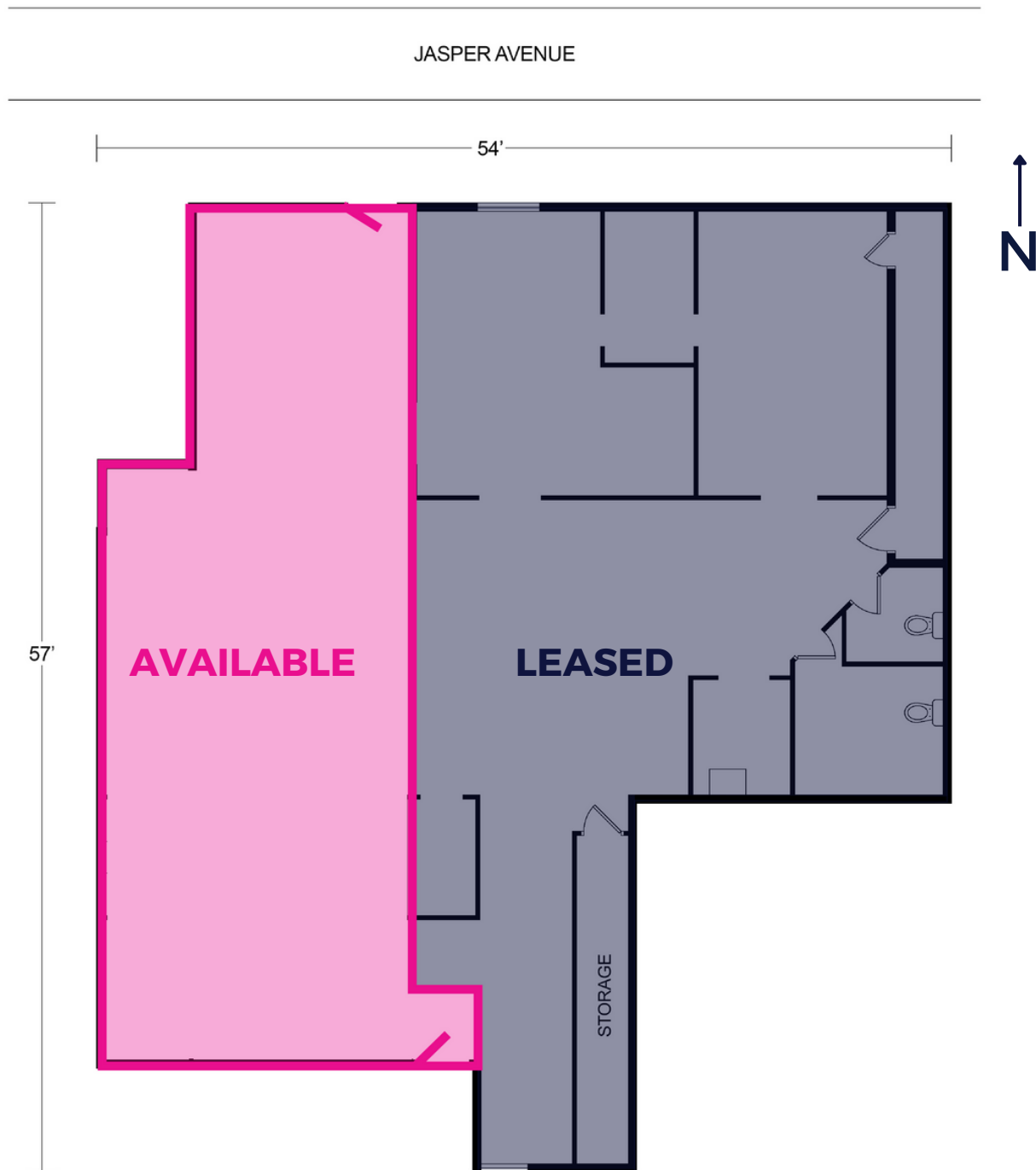
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# FLOOR PLAN

11937 Jasper Avenue  
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**Floor Plan is for illustrative purposes only**

The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

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