

FOR LEASE

BOARDWALK CENTRE

8930 JASPER AVENUE, EDMONTON, AB

- ▷ 1,219 - 2,469 SF MAIN FLOOR COMMERCIAL SPACE AVAILABLE
- ▷ 1,027 SF SECOND FLOOR OFFICE SPACE AVAILABLE



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OVERVIEW / BOARDWALK CENTRE



OPPORTUNITY

Excellent opportunity to lease a 1,219-2,469 SF high exposure main floor commercial space or 1,027 SF second floor office space located in Boardwalk Centre. Boardwalk Centre is a mixed-use community of 598 residential apartments and several commercial businesses including Dental, Daycare, Pharmacy and more. Located on Jasper Avenue with 20,226 vehicles per day, minutes to downtown Edmonton and stunning views of Edmonton's river valley.

SALIENT DETAILS

Address:	8930 Jasper Avenue, Edmonton, AB
Legal Description:	Plan 155HW Blk 5
Leasable Area:	Main Floor Commercial: 1,219-2,469 SF Second Floor Office: 1,027 SF
Lease Rate:	Market
Additional Rent:	TBD
Zoning:	DC2 (A)
Neighbourhood:	Eastgate Business Park
Parking:	Surface and underground parking available
Year Built:	1987

8930 JASPER AVENUE, EDMONTON, AB

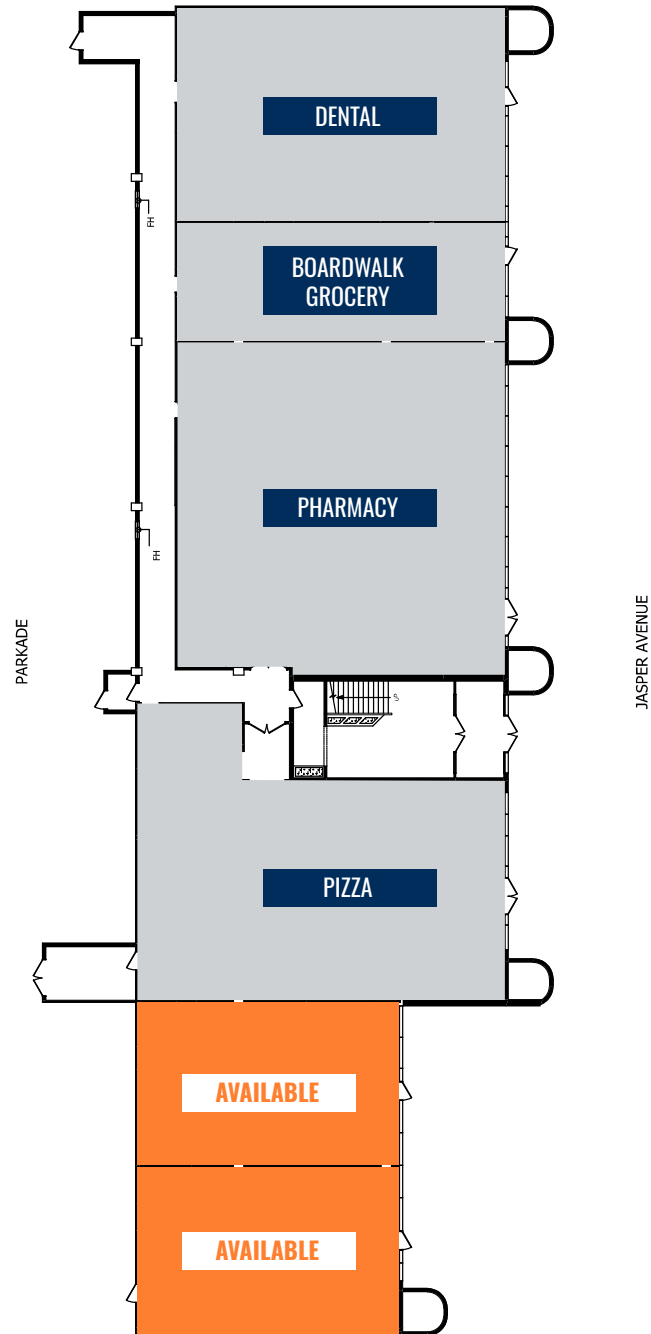
HIGHLIGHTS

- Ideal uses include personal services, grocery, medical, fitness and more
- Mixed use site with several commercial tenants and 598 residential units, including 1% vacancy.
- Prime exposure to Jasper Avenue with 20,226 vehicles per day
- Total population of 227,401 within a 5km radius
- Steps from significant community anchors such as the hospital district, stadium, and river valley trail system

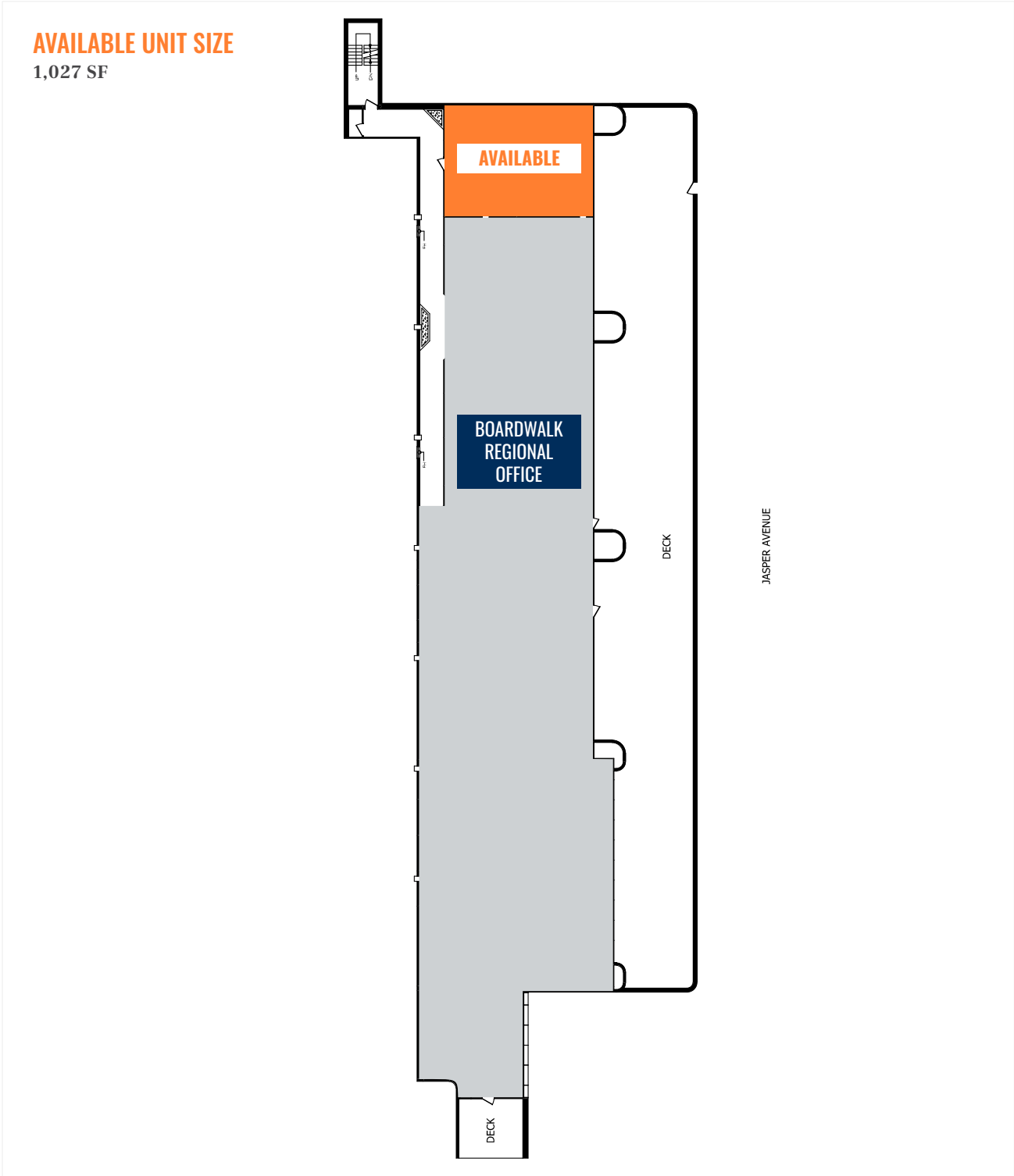
MAIN FLOOR PLAN / BOARDWALK CENTRE

AVAILABLE UNIT SIZE

1,219 - 2,469 SF



2ND FLOOR PLAN / BOARDWALK CENTRE



LOCATION + AREA / BOARDWALK CENTRE



AREA + STATS / BOARDWALK CENTRE



20,226
Vehicles
Per Day



EXPOSURE
High Traffic Jasper Ave



PARKING
Street Parking &
Surface Parking



TRANSIT
In Convenient Proximity



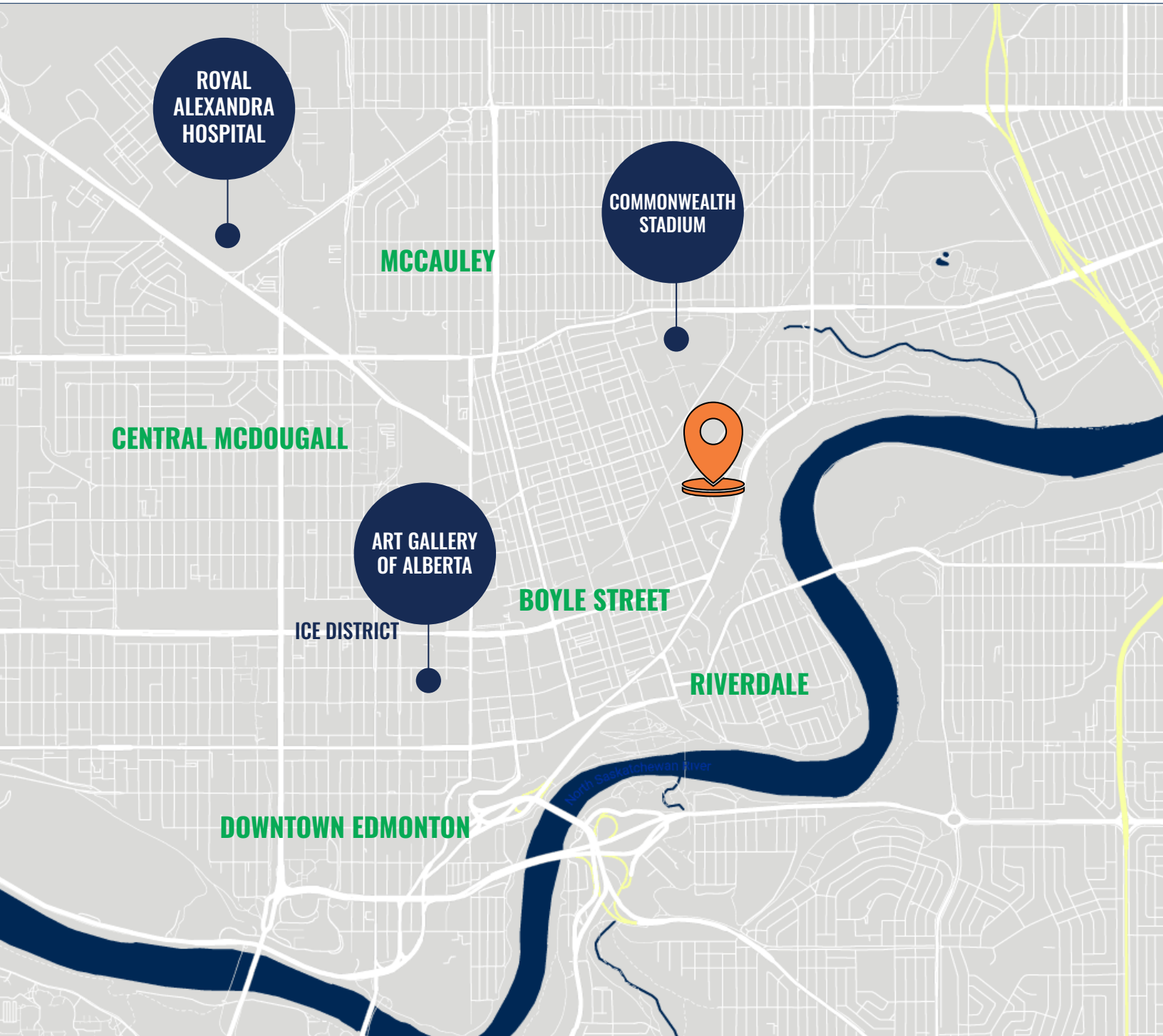
\$89,642
Household Income
Average Within 5 KM



227,401
Population
Within 5KM



BUILDING
Mixed Use Commercial
Retail & Residential





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