



FOR SALE

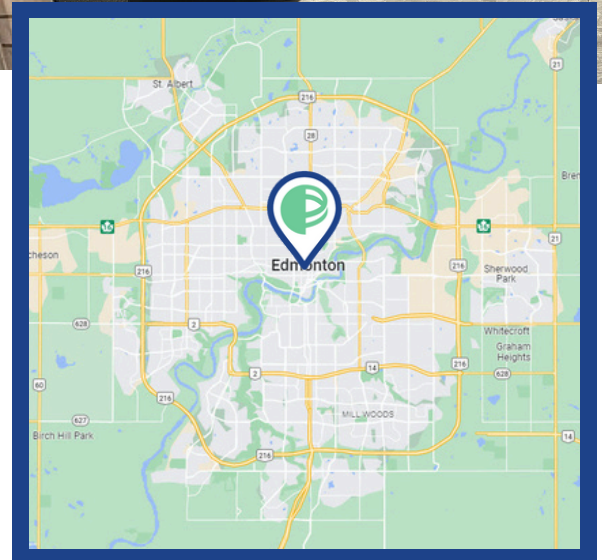


CAMBRIDGE LOFTS COMMERCIAL CONDOS & BUSINESSES

1B, 1C, 10020 Jasper Avenue, Edmonton

PROPERTY HIGHLIGHTS

- 2 Commercial Units with operating business in the heart of the financial district
- Licenced liquor and cannabis retailers
- LRT Pedway location in close proximity to a plethora of hotels, apartment buildings and office towers. Six office towers and one apartment building are connected by pedway.
- Walking distance to Rogers Place and the Edmonton Convention Center with over 500,000 visitors annually.
- Secured location
- Vendor Financing Available



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CAMBRIDGE LOFTS 1B, 1C, 10020 JASPER AVENUE EDMONTON AB

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LOCATION OVERVIEW

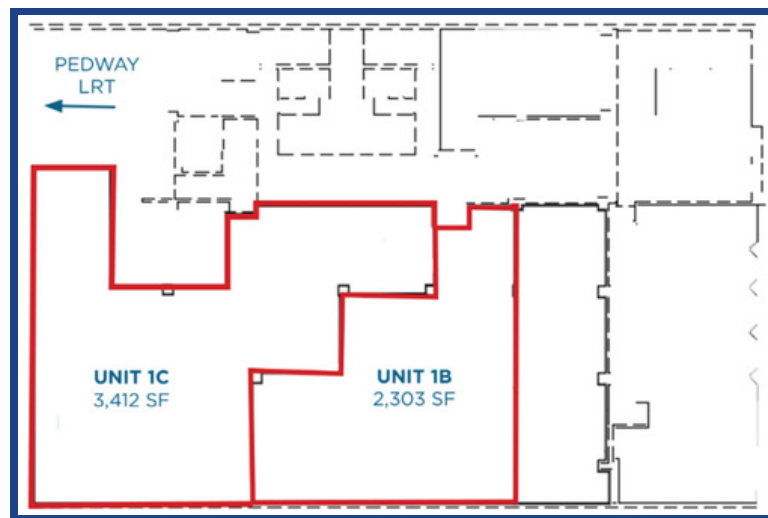
Cambridge Lofts is anchored by transit, tourism, event traffic, and surrounded by major office towers and high-rise apartment buildings. Ensuring consistent daily customer flow from workers, residents, and visitors alike. The site is also positioned at the centre of over One Billion dollars of downtown revitalization projects.



Local Population:	14,000+
Walk Score:	100
Transit Score:	97
Bike Score:	91
Pedway Traffic:	12,000+

PROPERTY DETAILS:

Unit 1B:	2,303 Square Feet
Unit 1C:	3,412 Square Feet
Asking Price - 1B:	\$322,420
Asking Price - 1C:	\$477,680
Downtown 420 (1B):	Licenced Cannabis Retailer
Downtown Liquor (1C):	Licenced Liquor Retailer
Business Sale Price:	Market
VTB Financing:	negotiable
Legal Address:	Condominium Plan 0425913 Units 342 & 341
Zoning:	CCA (Core Commercial Arts)
Data Room Access:	With NDA



SAMANTHA DENMAN

sdenman@perigoninc.ca

780-206-7764

10548 - Whyte Avenue | Edmonton, AB T6E 2A4 | 780-426-4360

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