

**TENANTS RECEIVE UP TO  
1 YEAR FREE OF NET RENT\***  
(\*Minimum 5 Year Term, to qualified tenants)



8524 Jasper Avenue, Edmonton

**High Exposure Retail**



## PROPERTY DETAILS

Address:	8524 Jasper Avenue NW, Edmonton
Zoning:	DC2 820 (General Purpose)
Total Size:	1,516 SF (+/-)
Reduced Lease Rate:	\$16.00 / SF
Op Costs:	\$13.00 / SF



## PROPERTY HIGHLIGHTS

- Modern and beautifully built-out with high ceilings and natural light
- Zoning allows for a wide variety of uses
- Ideal for health and personal services including hair or nail salon and other esthetic services
- Great opportunity for specialty food service or quick-serve restaurant/café with courtyard patio seating
- Optional fenced patio
- Excellent location in a densely populated area at The Northbank residential towers, surrounded by an abundance of other residential buildings in the immediate area
- Join nearby businesses including: Panini's Italian Cucina, Rob's Famous Fried Chicken, Felice café, Edgewater Medical Clinic & Pharmacy and 7ways Convenience Store



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**PROPERTY  
PICTURES**

8524 Jasper Avenue, Edmonton

Neighbourhood features:



SHOPPING



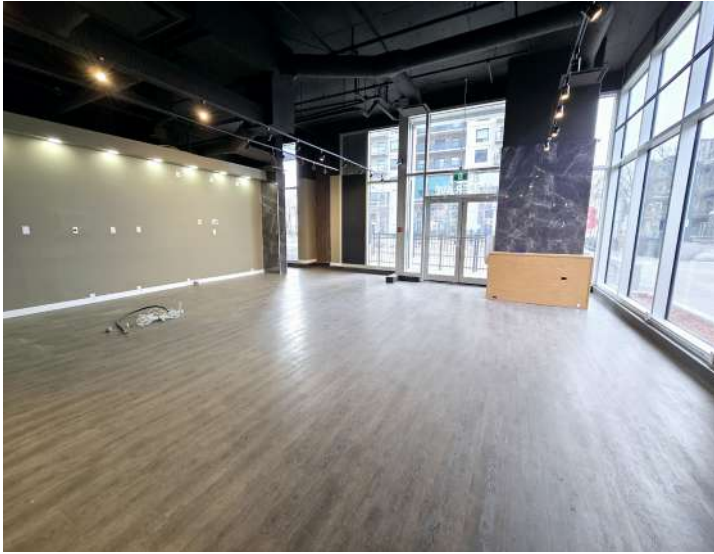
TRANSIT



BIKE PATHS



DINING



**EXISTING  
BUILDOUT**

- Existing build-out includes:
  - Open Retail Area
  - 3 treatment rooms
  - 1 office area
  - 2 washrooms



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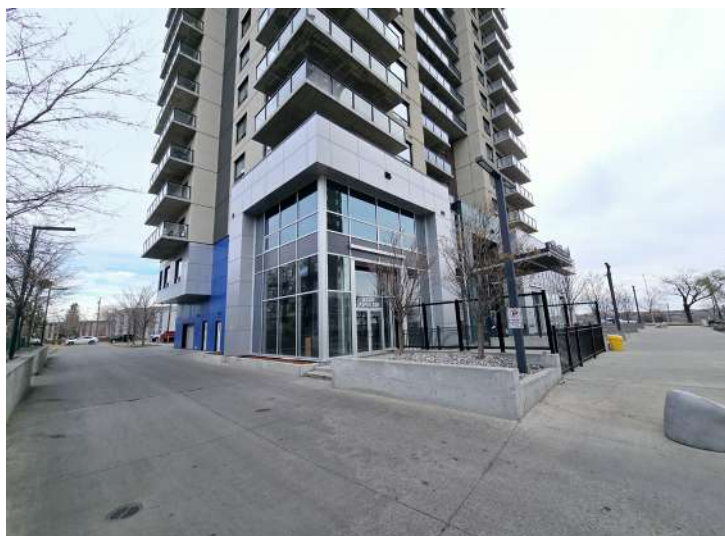
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BIKE PATHS



DINING







## LOCATION FEATURES

- **Located Under Residential Units:** A prime retail space directly beneath a busy residential building, ensuring consistent foot traffic from residents.
- **Surrounded by High-Density Housing:** Numerous apartment complexes and condominiums in the area create a built-in customer base.
- **Proximity to Downtown:** Just minutes from Edmonton's downtown core, attracting both local and commuter clientele.
- **Accessible Location:** Situated on Jasper Avenue, a key arterial road with excellent visibility and accessibility.
- **Nearby Amenities:** Close to parks, schools, grocery stores, and services, drawing a steady stream of visitors to the area.
- **Growing Community:** A vibrant, urban neighborhood with a mix of professionals, families, and students.

## VEHICLES PER DAY

Jasper Avenue:	20,226
84 Street:	16,200
83 Street:	20,566

## AREA POPULATION (within 5kms)

- 216,055 Residents
- 293,905 Daytime Population
- 2.6% projected growth (2023-2028)

## AREA INCOME

- Average household income of \$84,896

  
WALK SCORE  
**89**

  
TRANSIT SCORE  
**73**

  
BIKE SCORE  
**85**



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