

FOR LEASE

NAI Commercial

JASPER 114 - MEDICAL, RETAIL, OFFICE



11408 JASPER AVENUE | EDMONTON, AB | RETAIL/OFFICE OPPORTUNITY

PROPERTY HIGHLIGHTS

- Tenant mix includes medical clinic and pharmacy
- 1,809 sq.ft. to 4,220 sq.ft. available
- New modern façade
- New snow melt system and parking system
- 35 heated, underground parking stalls
- Direct exposure to Jasper Avenue

JULIE LAM

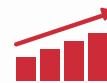
Senior Associate
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23,800 VPD
JASPER AVENUE



218,098
DAYTIME POPULATION



2.5%
ANNUAL GROWTH 2022 - 2032



148,907 EMPLOYEES 8,612 BUSINESSES



Jasper Ave
\$9.6B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



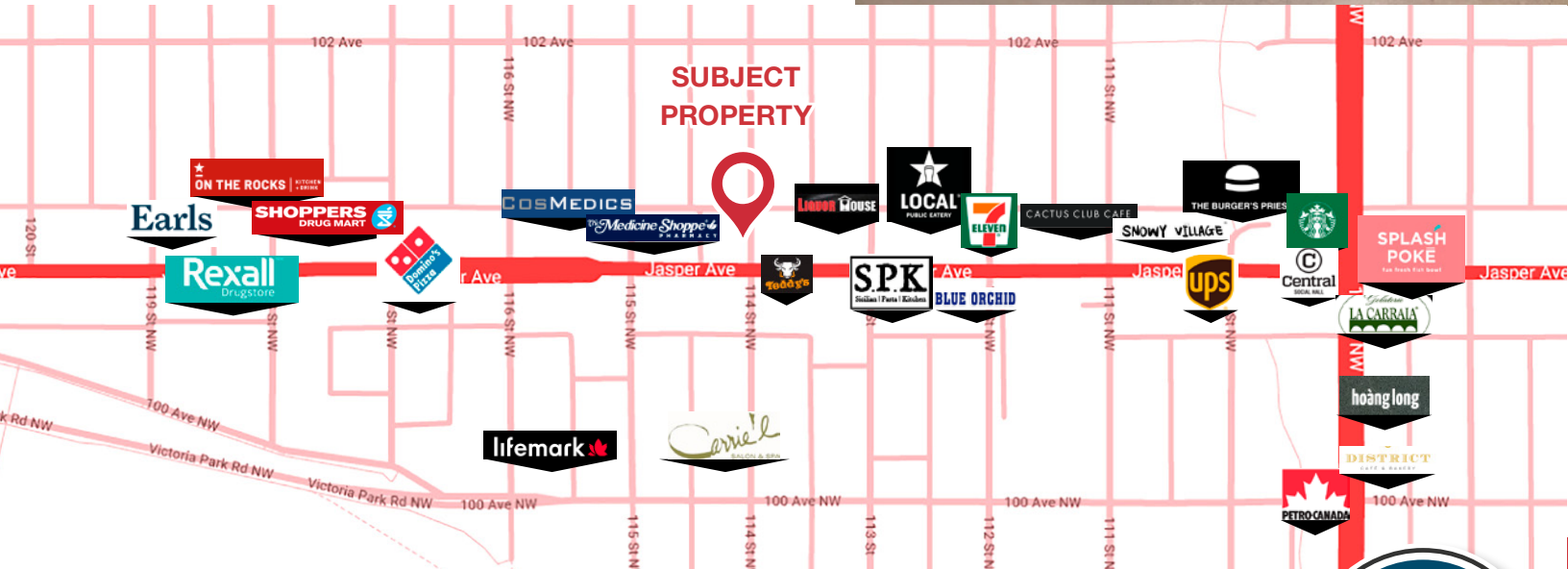
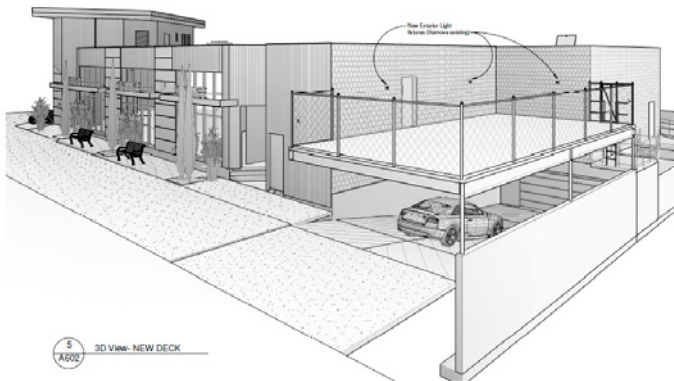
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ADDITIONAL INFORMATION

SIZES AVAILABLE	1,809 - 4,220 sq.ft.±
LEGAL DESCRIPTION	Lots 78 & 79, Block 14, Plan B3
ZONING	DC1
AVAILABLE	Immediately
PARKING	35 heated, underground stalls
LEASE RATE	Starting at \$35.00/sq.ft./annum net
OPERATING COSTS	\$16.06/sq.ft./annum (2024 estimate)
	includes property tax, building insurance, common area maintenance and management fees



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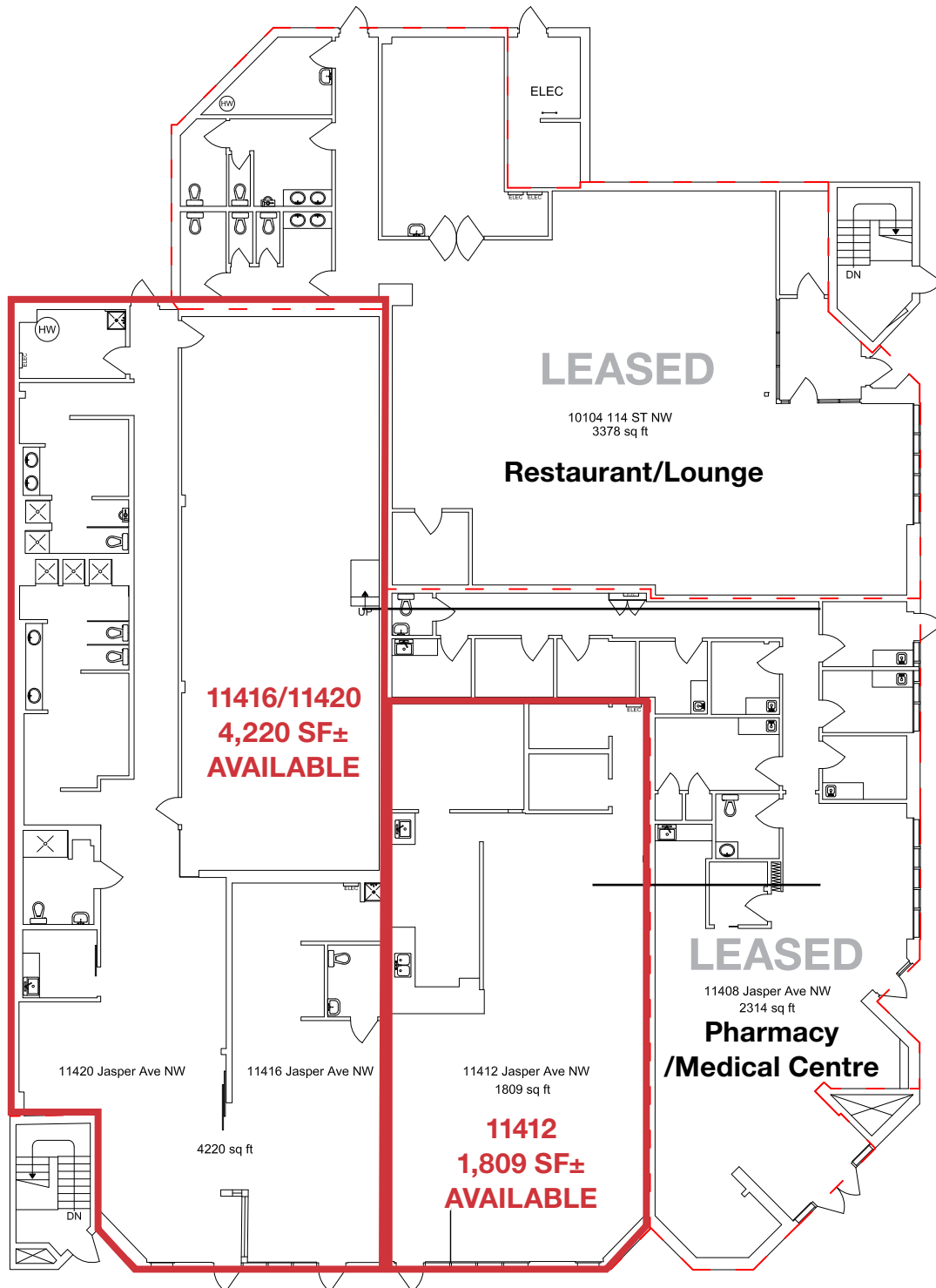
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