

FOR SALE

\$755,000

Prime Retail & Office Unit

HighExposure | Jasper Avenue | WestDowntown | High Density

RE/MAX
REAL ESTATE
COMMERCIAL

THE PEARL

11949 Jasper Ave NW,
Edmonton, AB

This 1,206 sq. ft. unit offers outstanding exposure along Jasper Avenue, delivering prime street-front visibility in a highly travelled and rapidly growing urban area.

With strong surrounding demographics and immediate access to major downtown amenities, the location provides a strategic advantage for a wide range of professional and retail users.

UNIT FOR SALE

UNIT FOR SALE

CLEMENTINE BAR

KANU AESTHETICS

Cal Halasz

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RE/MAX COMMERCIAL

Suite200, 10835124 St NW
Edmonton, AB T5M 0H4

Property Details

11949 Jasper Ave NW,
Edmonton, AB

Legal Description:

CONDOMINIUM PLAN: 1520090

UNIT: 5

Unit Size: 1,206 Square Feet

Building Year: 2011

Zoning: DC2

Parking: 1 Titled Stalls

Purchase Price: \$755,000

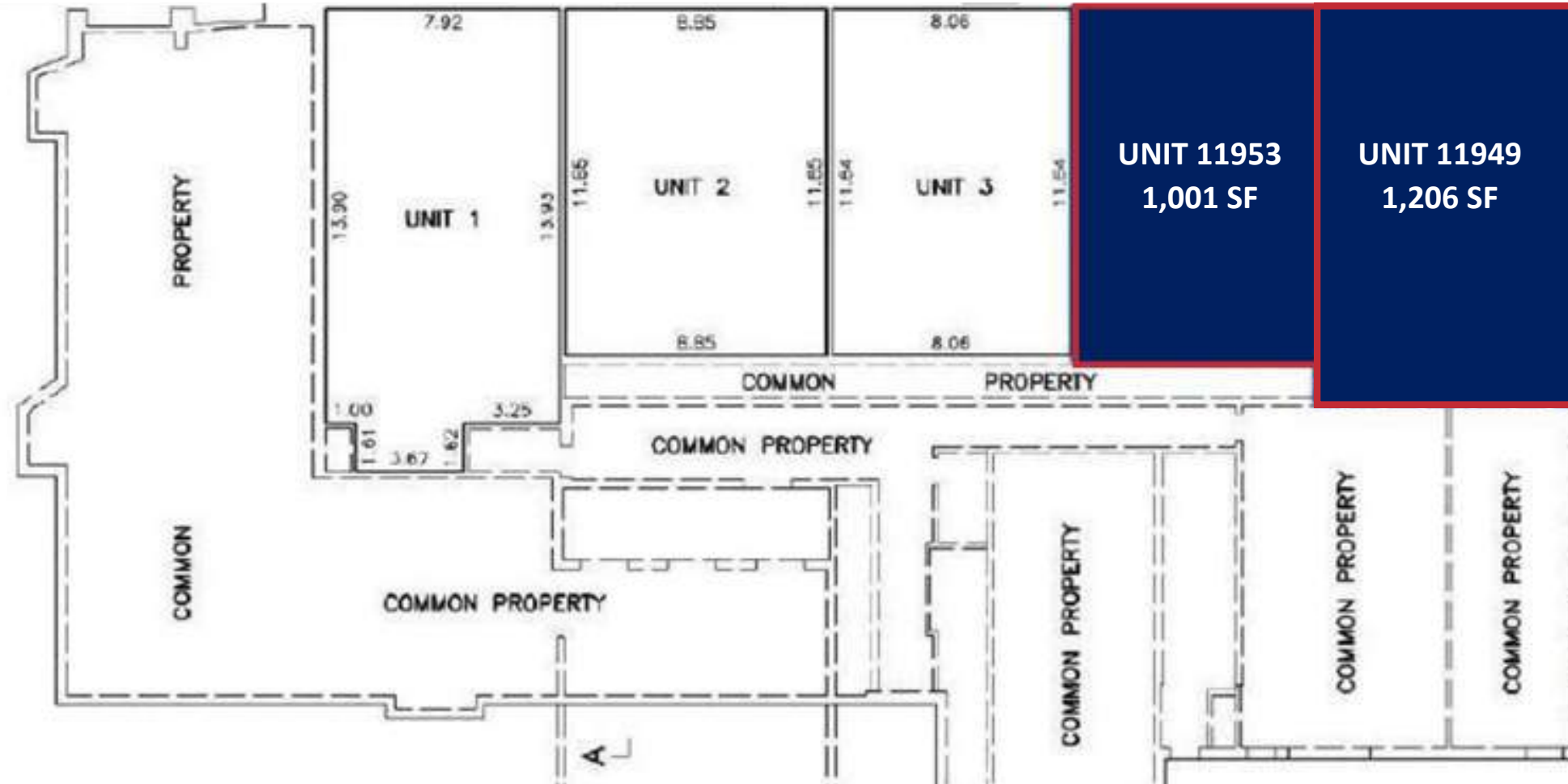
Condo Fees: \$1,236.15 per Month

Property Tax: Unit 5: \$15,267.24 (2025)

- Prime Jasper Avenue street-front exposure with exceptional visibility
- Situated beneath and surrounded by high-density residential towers, providing a strong built-in customer base
- 1,206 sq. ft. of versatile commercial space suitable for professional, medical, retail, or service-based uses
- Continuous pedestrian and vehicle traffic along one of Edmonton's busiest urban corridors
- Highly walkable and transit-accessible location with immediate access to downtown and Oliver
- Surrounded by notable amenities, cafés, restaurants, and lifestyle services

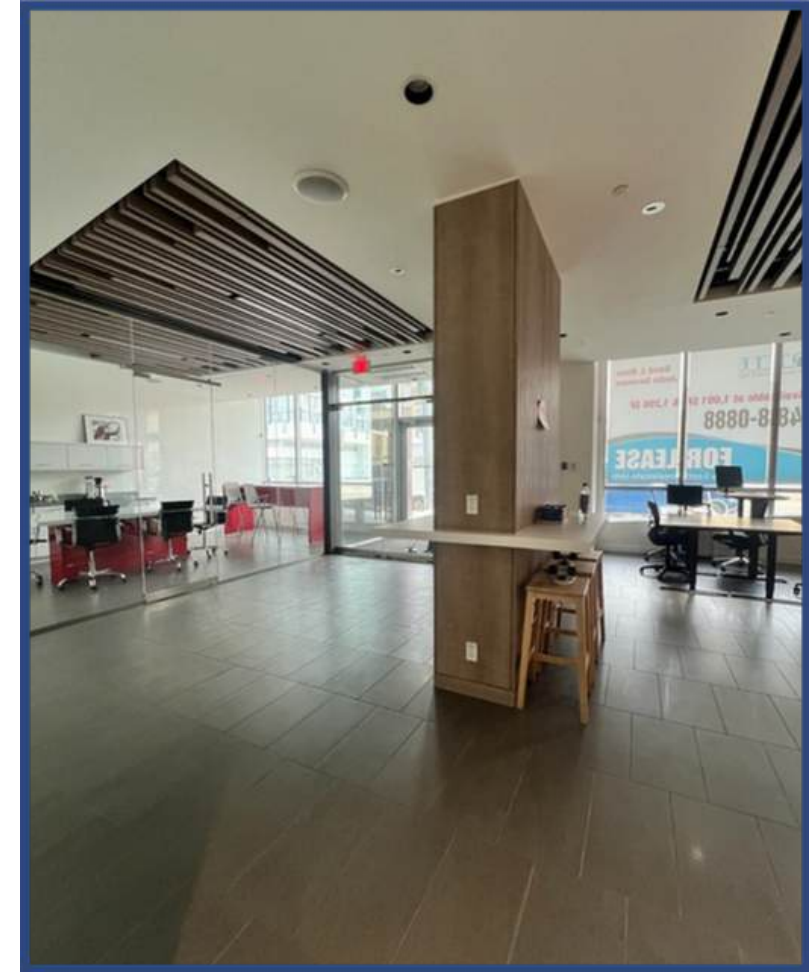
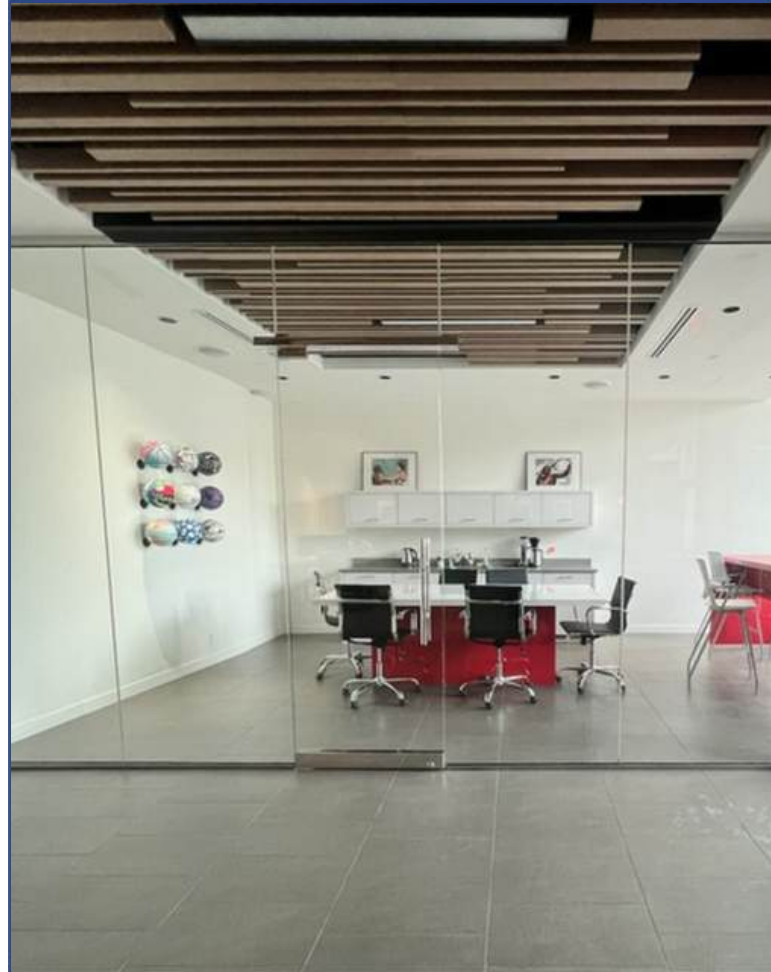
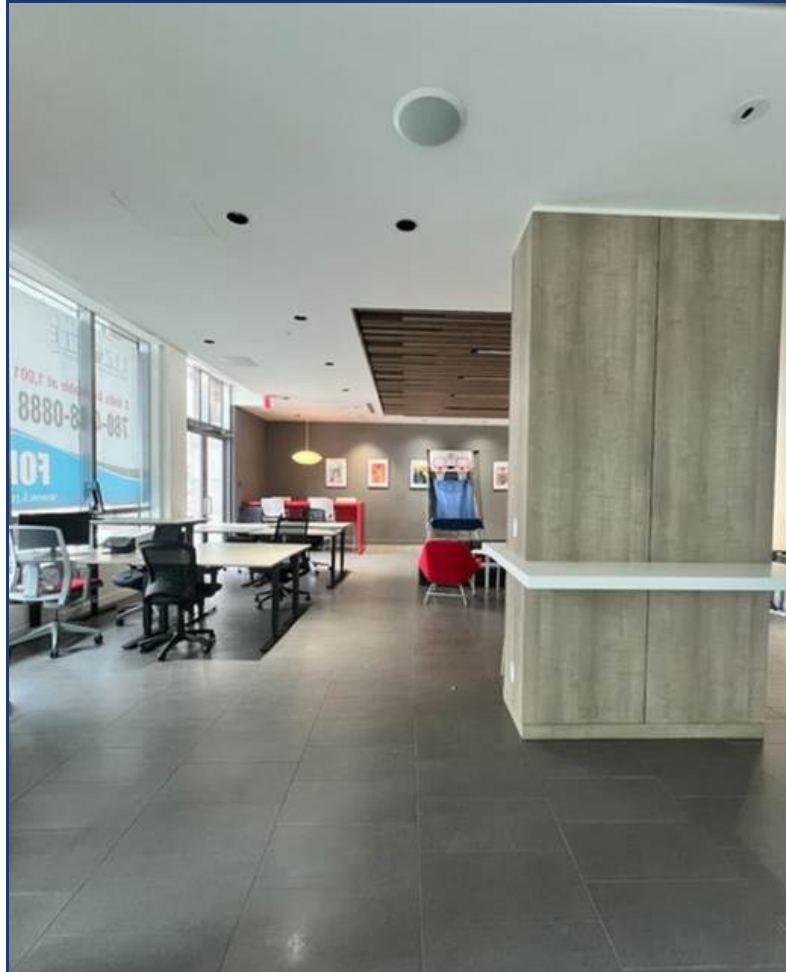
Floor Plan

11949 Jasper Ave NW,
Edmonton, AB



Interior Photos

11949 Jasper Ave NW,
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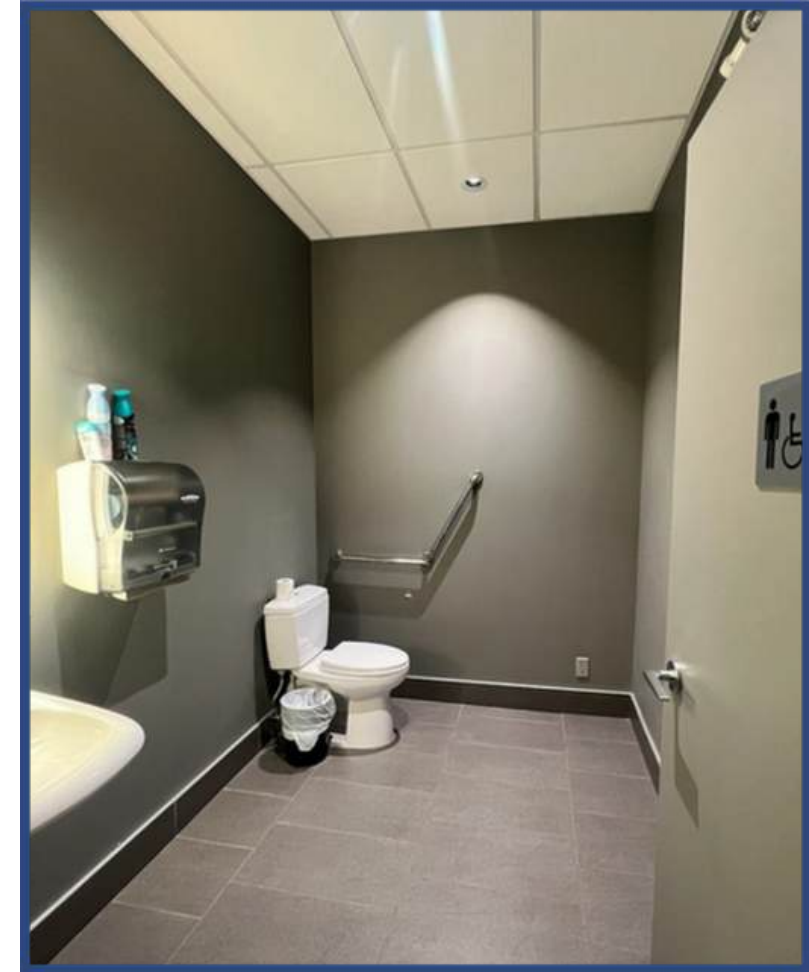
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Location

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JASPER AVENUE

Jasper Avenue is Edmonton's most prominent downtown thoroughfare, connecting the financial core with the government district and cultural attractions. The property benefits from heavy pedestrian volumes, excellent transit access (including nearby LRT stations), and proximity to multiple residential and commercial developments.

The information contained herein has been obtained from various sources considered reliable. RE/ MAX Real Estate Edmonton Ltd. does not make any representations or warranty, expressed or implied, as to the accuracy or completeness of the information or statements contained herein.

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