

FOR LEASE

±1,845 & 2,407 SF

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



11229 Jasper Ave, Edmonton, AB

HIGH EXPOSURE JASPER AVE RETAIL CENTRE

Property Highlights

- Main and second-floor space for lease
- Prominent location with direct exposure to Jasper Avenue
- Parking behind the building
- Signage opportunity
- Ideal for general retail uses, personal services, restaurants, martial arts studios, and various other uses



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

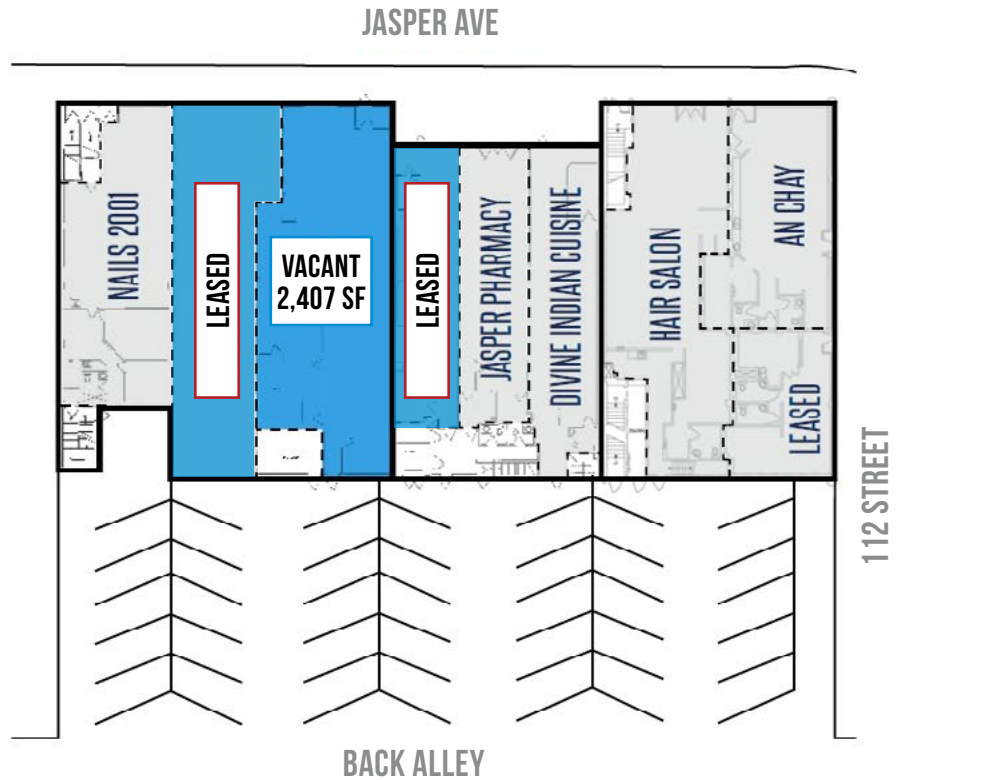


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FOR LEASE

Multiple Units Available

MAIN FLOOR



SECOND FLOOR



BASEMENT



Demographics within 5KM

POPULATION
215,285

HOUSEHOLDS
105,928

MEDIAN AGE
38

AVG HH INCOME
\$93,247

TOTAL CONSUMER SPENDING
\$7.3B

TRAFFIC VOLUME
25,691
JASPER & 112 ST

FOR LEASE

±2,407 Sq. Ft. Unit Main Floor

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FOR LEASE

±1,845 Sq. Ft. Second-floor Walk-up

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Turnkey Massage Space | Available Immediately



FOR LEASE

High Exposure Jasper Ave Retail Centre

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Property Information

Municipal Address: 11229 Jasper Ave , Edmonton, AB

Legal Address: Plan NB Blk 12 Lot 58

Size: ±2,407 Sq. Ft. **Main**
±1,845 Sq. Ft. **Second Floor**

Zoning: Direct Control (DC)

Parking: 2 Stalls/unit \$75/month per stall
Ample street parking in front

Possession: Immediate/negotiable

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Lease Rate: Market

Op Costs: East Facing Building: \$14.14/SF
Middle & West Facing Buildings: \$14.80/ SF

Contact

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