

SALE/LEASE

UNIT 2, 9028 JASPER AVE, EDMONTON, AB

±1,787 SQ. FT.



**JASPER AVENUE COMMERCIAL SPACE
SALON, RETAIL & RESTAURANT POTENTIAL**

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

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PROPERTY INFORMATION

Municipal Address: Unit 2, 9028 Jasper Avenue, AB

Legal Address: Plan: 9020613, Unit: 2

Available Size: ±1,787 Sq. Ft.

Zoning: Large Scale Residential (RL h65)

Parking: 5 Parking Stalls

Possession: Immediately

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Property Price: \$640,000.00

Cap Rate: 7% on market rent

Lease Rate: \$21.00/Sq. Ft.

Condo Fee: \$1845.05/Month

Taxes: \$12,291.82

OP Costs: TBD

PROPERTY HIGHLIGHTS

- High-Exposure commercial space fronting Jasper Avenue
- Currently built out as a hair salon, suitable for a variety of beauty, wellness or personal service users
- Located at the base of a multi-family residential building, providing direct exposure to nearby residents.
- Immediate availability for tenants seeking a visible, centrally located commercial opportunity
- Co-tenants include a waxing studio and liquor store, creating complementary traffic for personal service, wellness, retail, and food-service users



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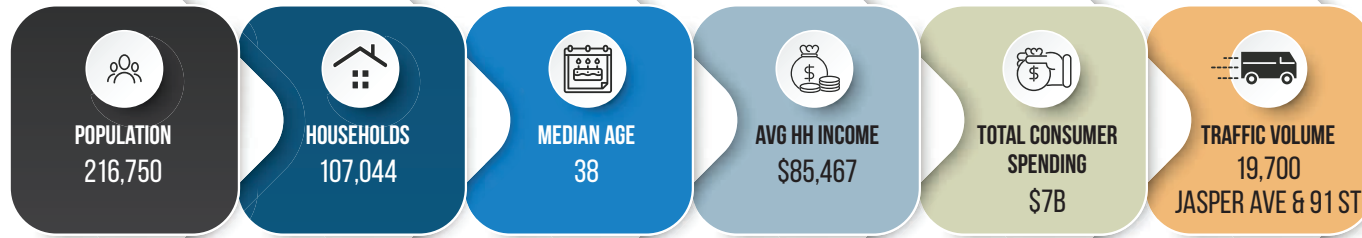
JASPER AVENUE COMMERCIAL SPACE



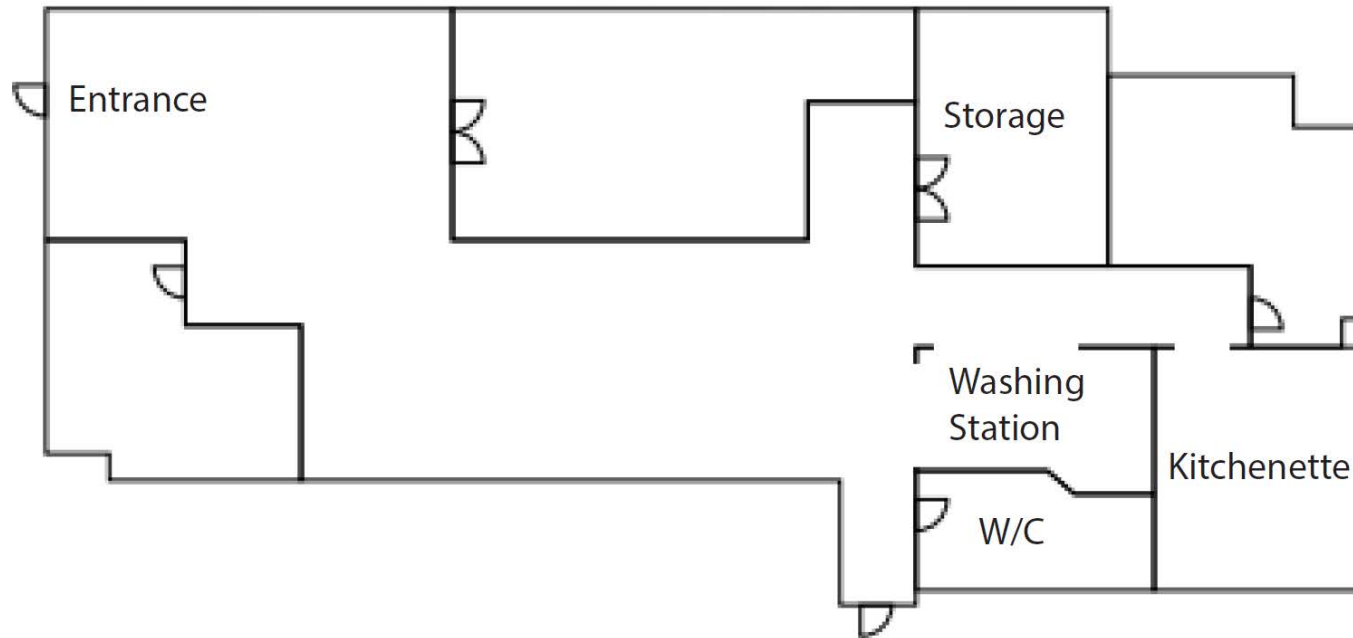
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DEMOGRAPHICS WITHIN 5KM



FLOOR PLAN



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