



11937 Jasper Ave, Edmonton

High Exposure Jasper Ave Retail



PROPERTY DETAILS

Address:	11937 Jasper Avenue, Edmonton
Legal:	Plan 0822875, Unit 1
Zoning:	DC (Direct Control)
Total Size:	1,500 SF (+/-)
Possession:	Immediately
Parking:	Dedicated shared stalls & street parking
Sublease Rate:	\$24.00 / SF
Operating Costs:	\$19.75 / SF (estimate includes property tax, CAM, garbage, gas, water)
Signage:	Building

*Existing shelving + coolers not included



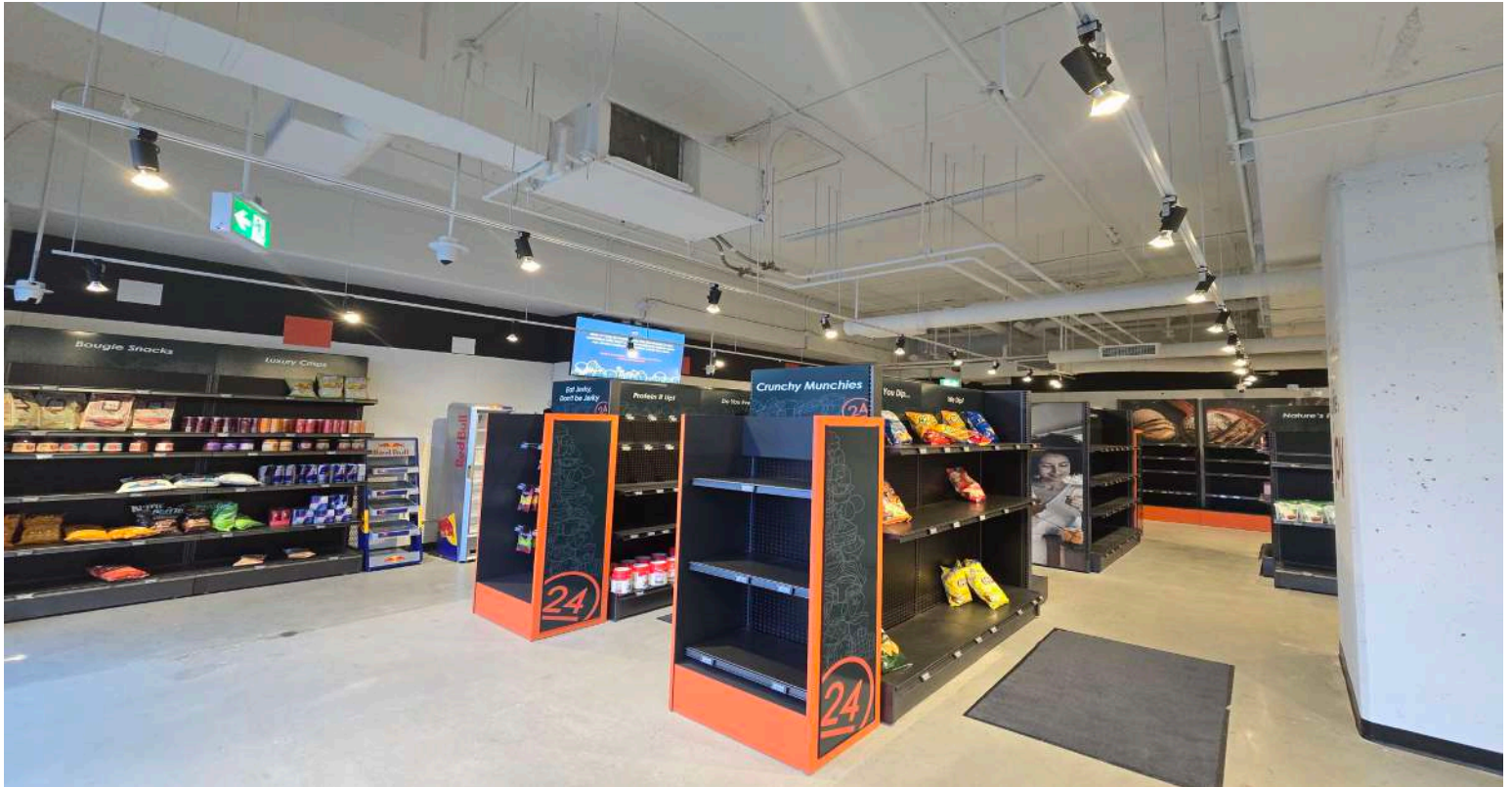
PROPERTY HIGHLIGHTS

- Recently renovated main floor retail at the Illuminada building
- High exposure to Jasper Avenue with plenty of vehicle and pedestrian traffic
- Previously built-out as AISLE 24 Market
- Ideal for retail, medical and personal services
- Join other nearby businesses including: FN'ZA, Illuminada Dental, Alexander Daniel Hair & Body Boutique, Clementine, Toast Culture, KAYU Aesthetics Skin & Wellness
- Densely populated area with many apartments and condos in walking distance



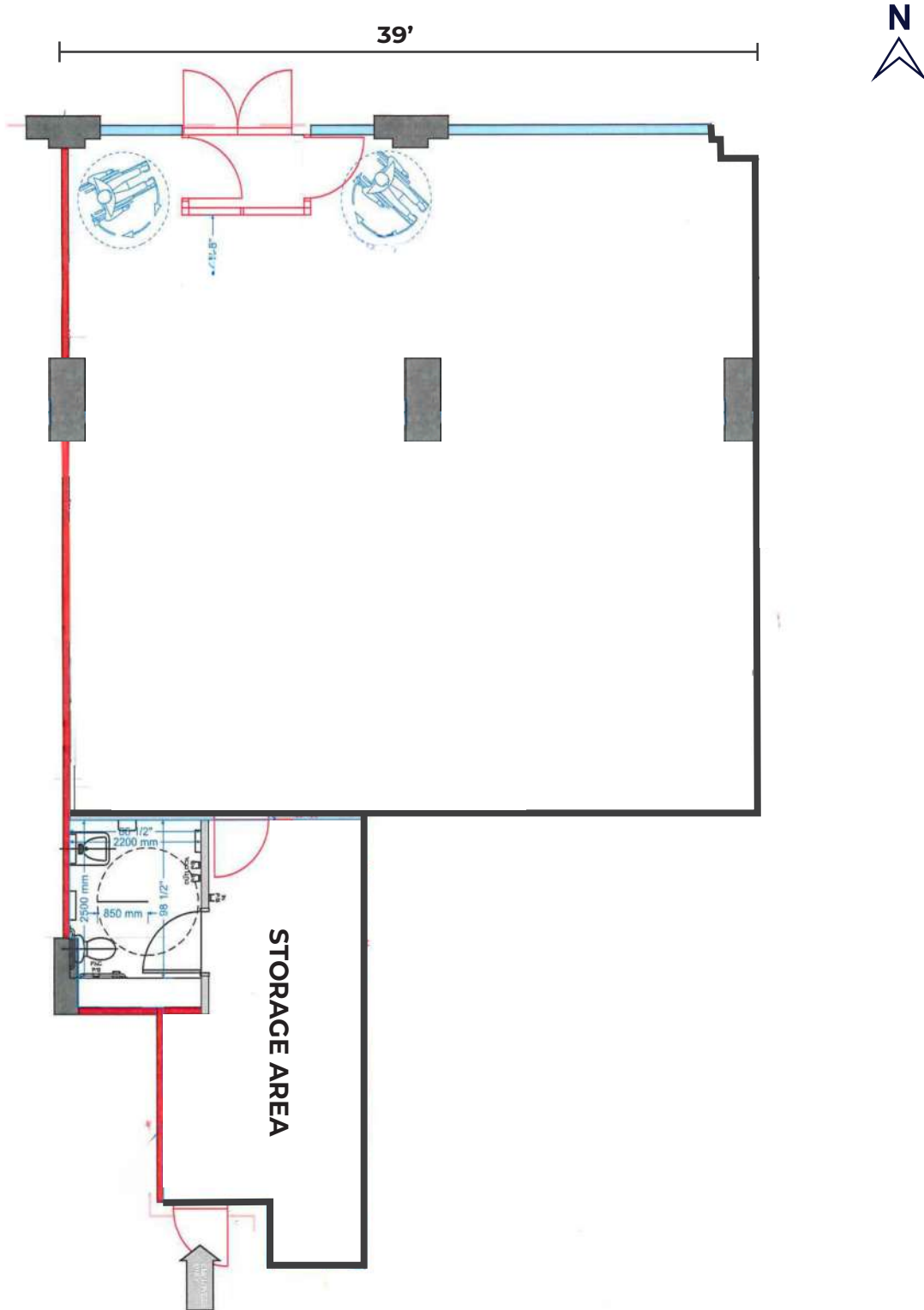
Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com



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JASPER AVE



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



PROPERTY LOCATION

11937 Jasper Avenue, Edmonton

Neighbourhood features:



TRANSIT



BIKE PATHS



DINING



VEHICLES PER DAY

Jasper Ave: 23,650
116 Street: 13,008



AREA POPULATION (within 5kms)

- 213,393 Residents
- 295,913 Daytime Population



AREA INCOME

- Average household income of \$93,391



LOCATION FEATURES

- **Prime Location:** Situated on Jasper Avenue, one of Edmonton's most prestigious and vibrant streets.
- **High Visibility:** Excellent exposure to both vehicle and foot traffic.
- **Modern Infrastructure:** Surrounded by well-maintained buildings and amenities.
- **Future Developments:** Ongoing and planned developments in the area promise growth and increased property value.
- **Central Business District:** Located near the heart of Edmonton's downtown, offering proximity to major business and financial institutions



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