



FOR SALE

**10102 JASPER AVENUE NW
EDMONTON, AB**

LEGACY DOWNTOWN OFFICE OPPORTUNITY



A RARE OPPORTUNITY TO ACQUIRE A DOWNTOWN LANDMARK

10102 Jasper Avenue NW represents a compelling opportunity to acquire a generational asset in the heart of Downtown Edmonton. Prominently positioned with exposure along the city's most recognizable commercial corridor, this five-storey masonry office building offers approximately 59,422 square feet (including basement) of character-rich space with exceptional visibility, connectivity, and long-term strategic relevance.

Originally constructed in 1929 and substantially renovated in 1999, the property has been institutionally owned and occupied by CIBC for decades, a testament to its quality, durability, and enduring appeal. Now fully vacant, the asset offers investors, owner-users, and value-add buyers a rare chance to reposition, repurpose or re-tenant a heritage building that is unlikely to return to the market for the foreseeable future.



LEGACY

Few downtown assets possess the architectural permanence, historical relevance, and market credibility of 10102 Jasper Avenue. Purpose-built and long occupied by a major financial institution, the building reflects an era of craftsmanship and urban prominence that cannot be replaced.

As one of the remaining legacy office properties along Jasper Avenue, the asset benefits from inherent scarcity value, enhances long-term relevance, creates a unique tenant experience, and supports strong branding for future owners, whether pursuing traditional office tenancy or alternative uses permitted under zoning.

PROPERTY OVERVIEW

Located in the core of Downtown Edmonton’s commercial and cultural district, 10102 Jasper Avenue blends classic architectural character with efficient, modern office functionality. The building’s solid masonry construction, generous ceiling heights, and traditional design elements offer authenticity rarely replicated in new construction, while its practical floor plates provide flexibility for a range of uses.

The property comprises:

- A prominent main-floor banking hall and lobby, ideal for high-profile office, institutional, or adaptive reuse
- Prominent exposure along Jasper Avenue and 101 Street (18,100)
- Upper-level office floors with efficient layouts suited to boutique or multi-tenant configurations
- A partially developed basement primarily used for storage, offering additional functional utility
- Two elevator banks providing convenient access throughout the building
- Pedway Access

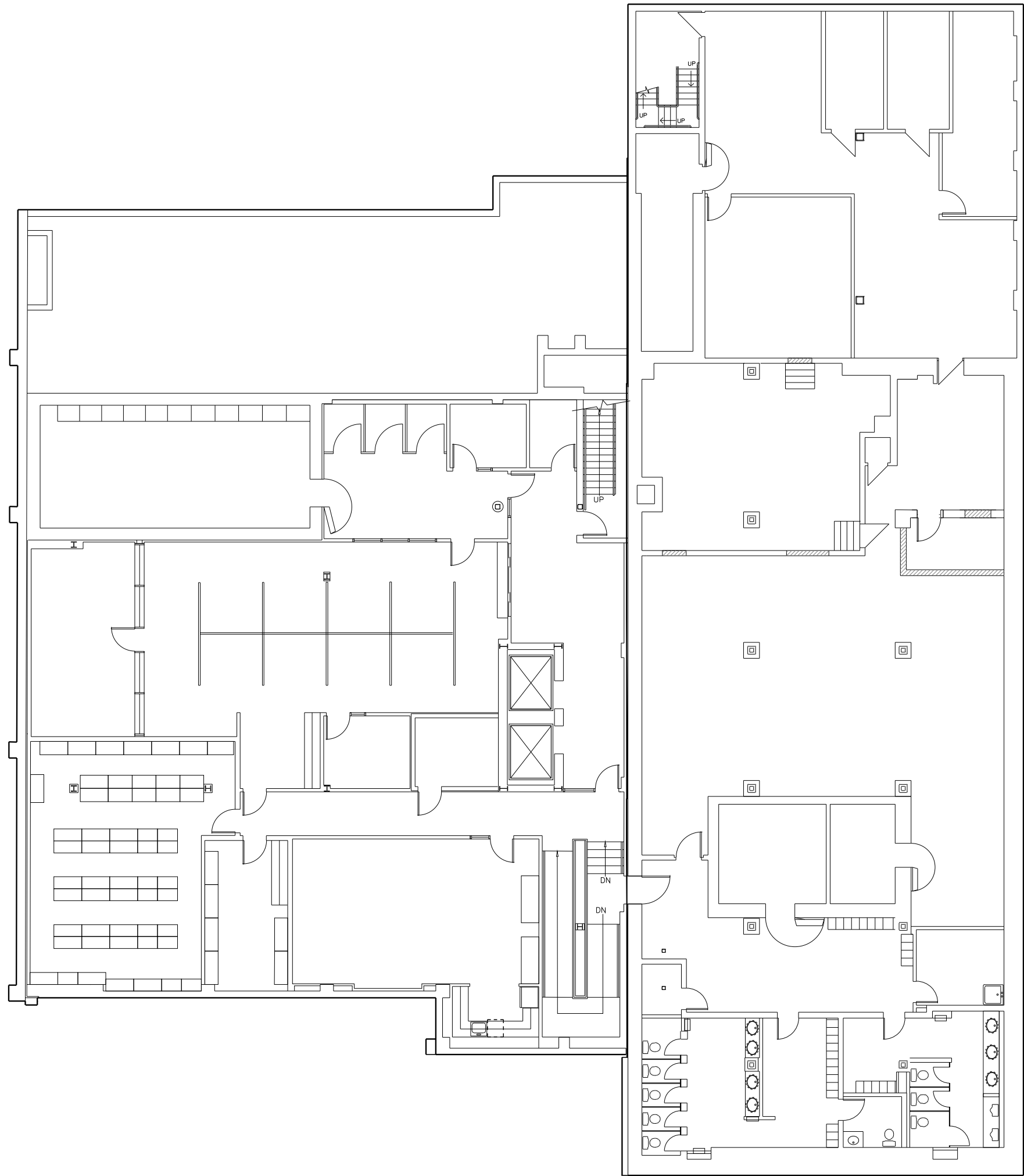
Ownership benefits from a building that offers strong fundamentals today while supporting long-term repositioning and value enhancement strategies.

Strategic Pedway Connectivity

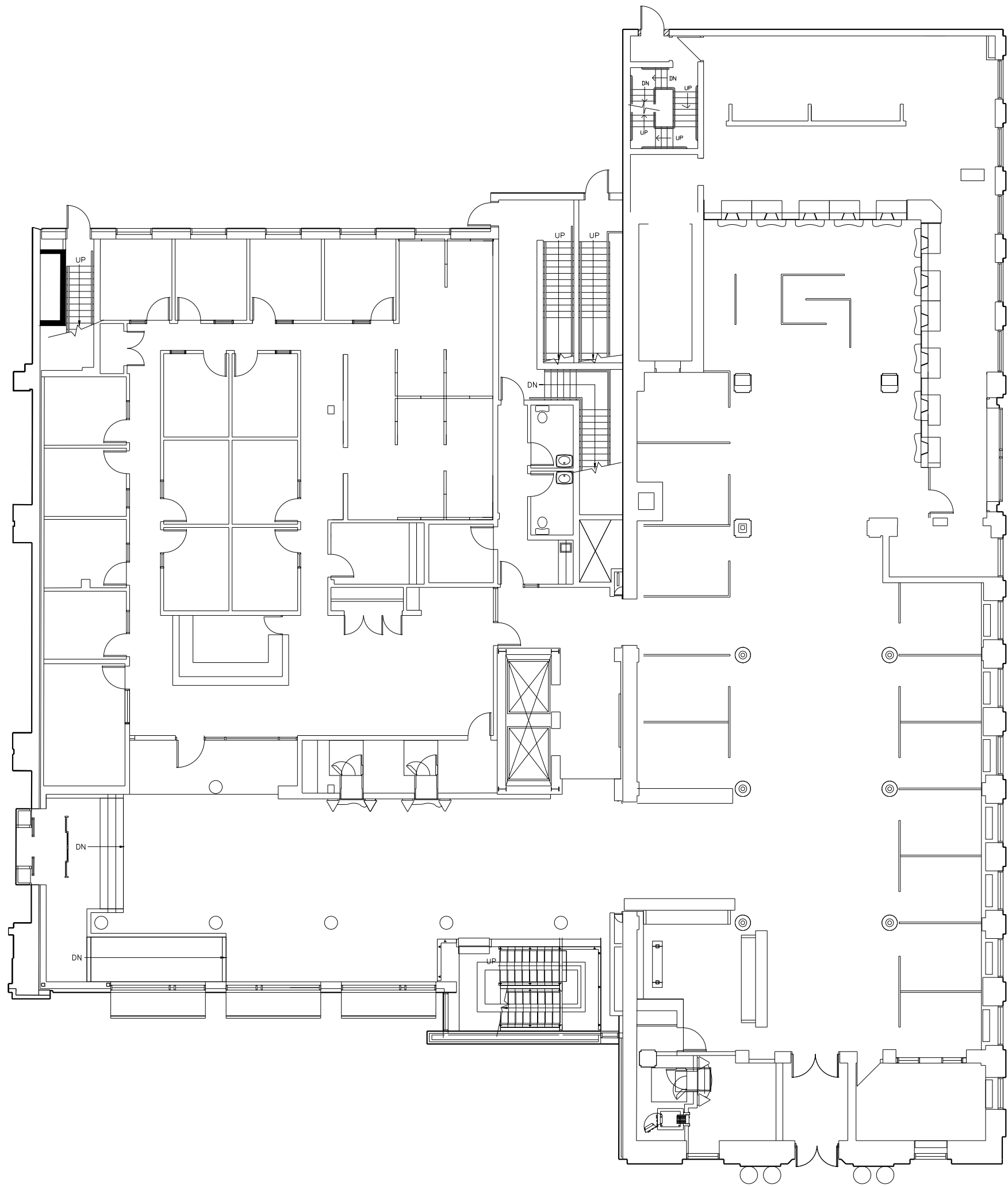
A notable differentiator is the building’s direct pedway connection via Commerce Place, providing sheltered connectivity to multiple Class AA office towers, LRT access, retail amenities, and several secured underground parkades. This rare infrastructure significantly enhances tenant appeal, particularly in Edmonton’s downtown environment, and reinforces the property’s competitive positioning.

Total Area	Approximately 59,422 square feet
Year Built	1929, renovated in 1999
Number of Storeys	5
Parking Ratio	6 stalls (0.13 per 1,000 SF)
Structure	Masonry
Foundation	Brick/Concrete Basement & Frost Wall

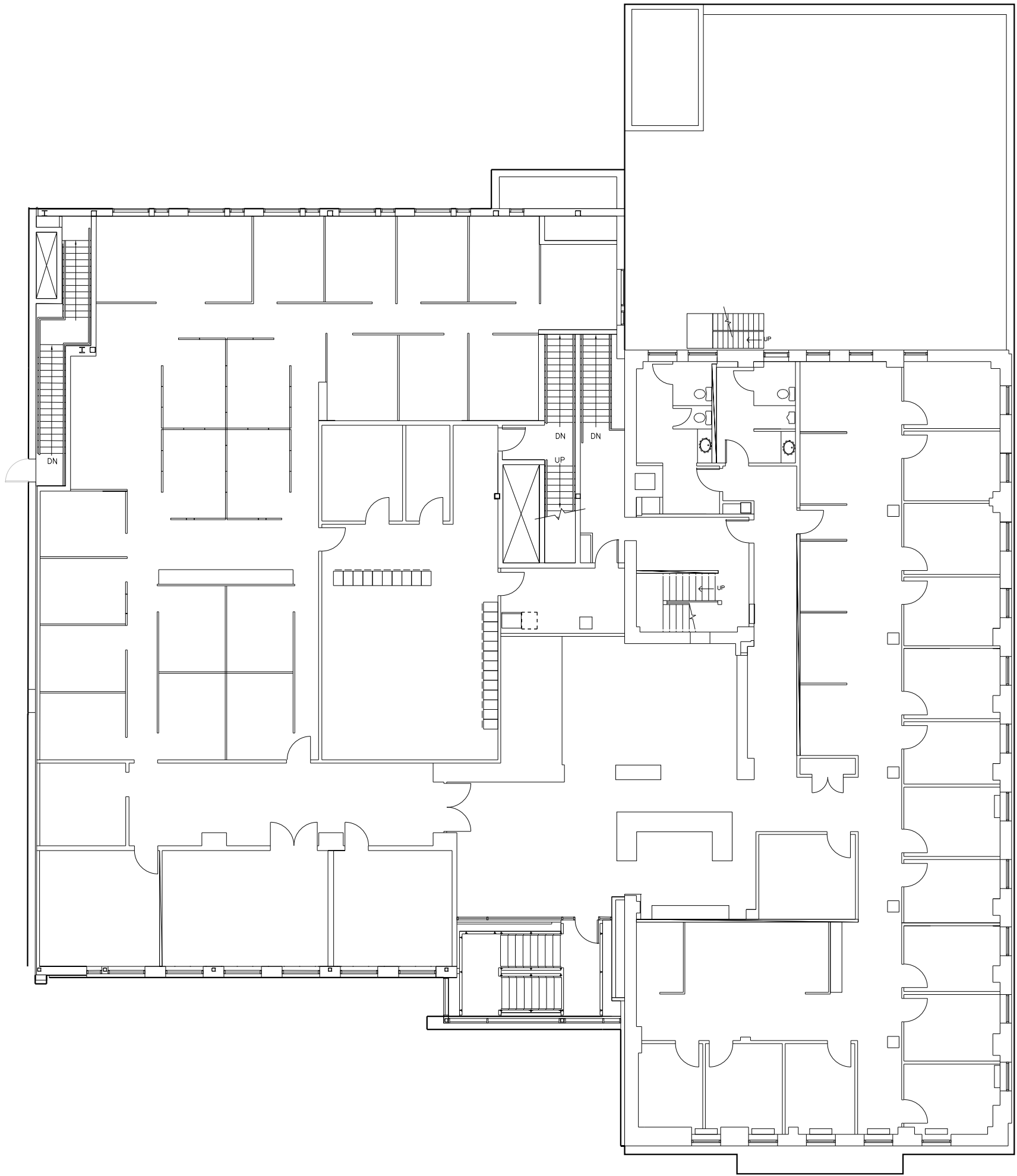




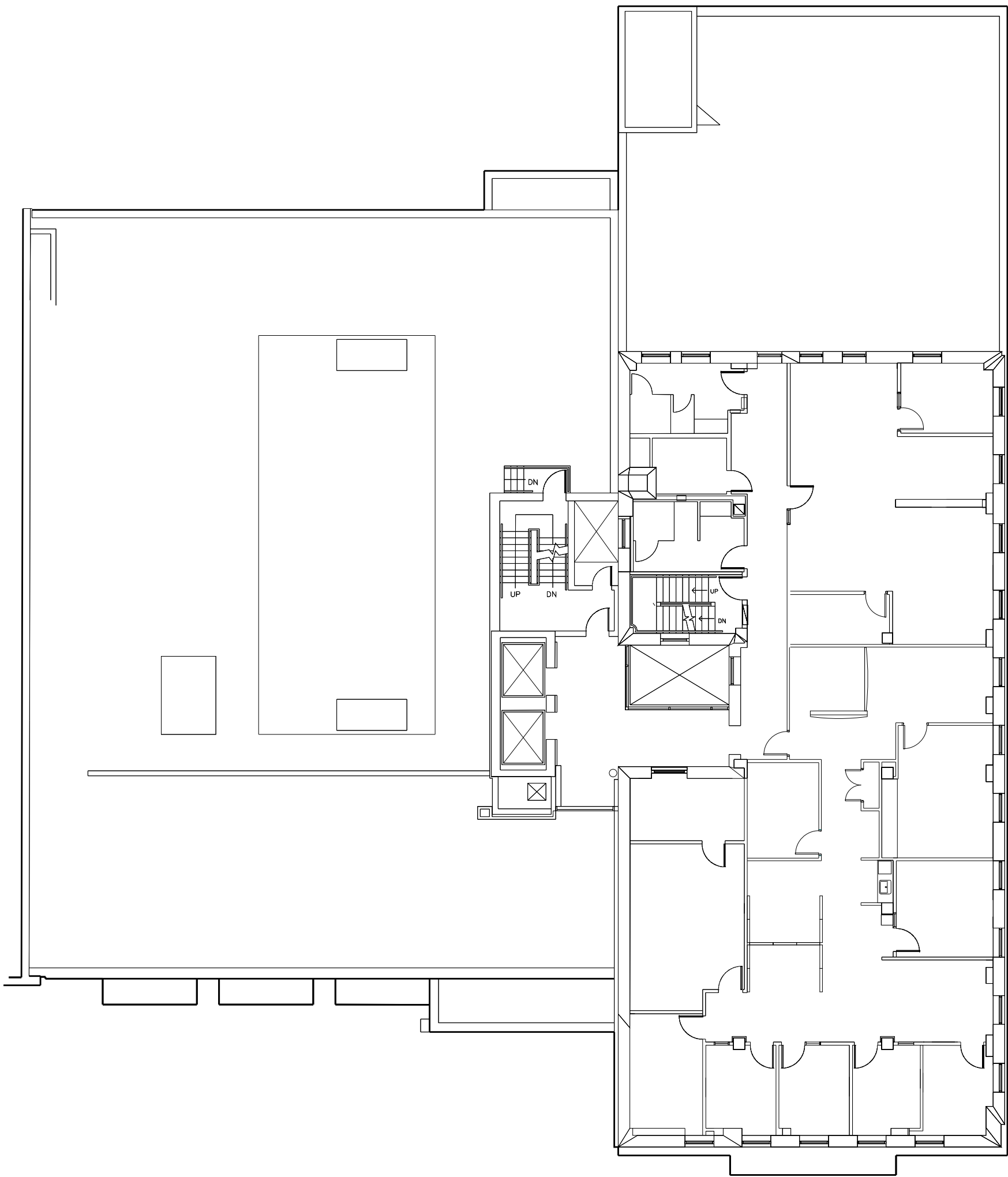
BASEMENT



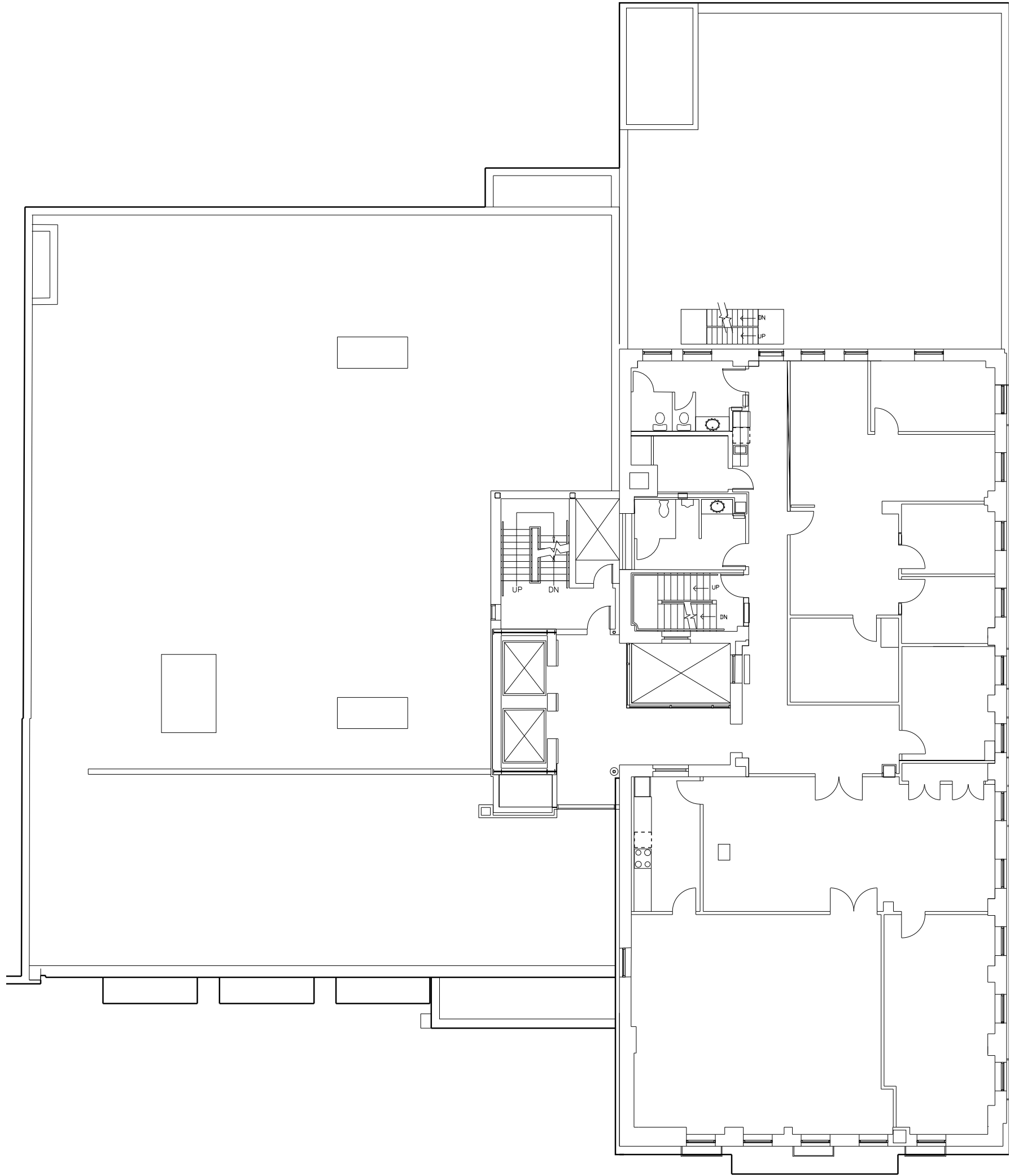
GROUND FLOOR



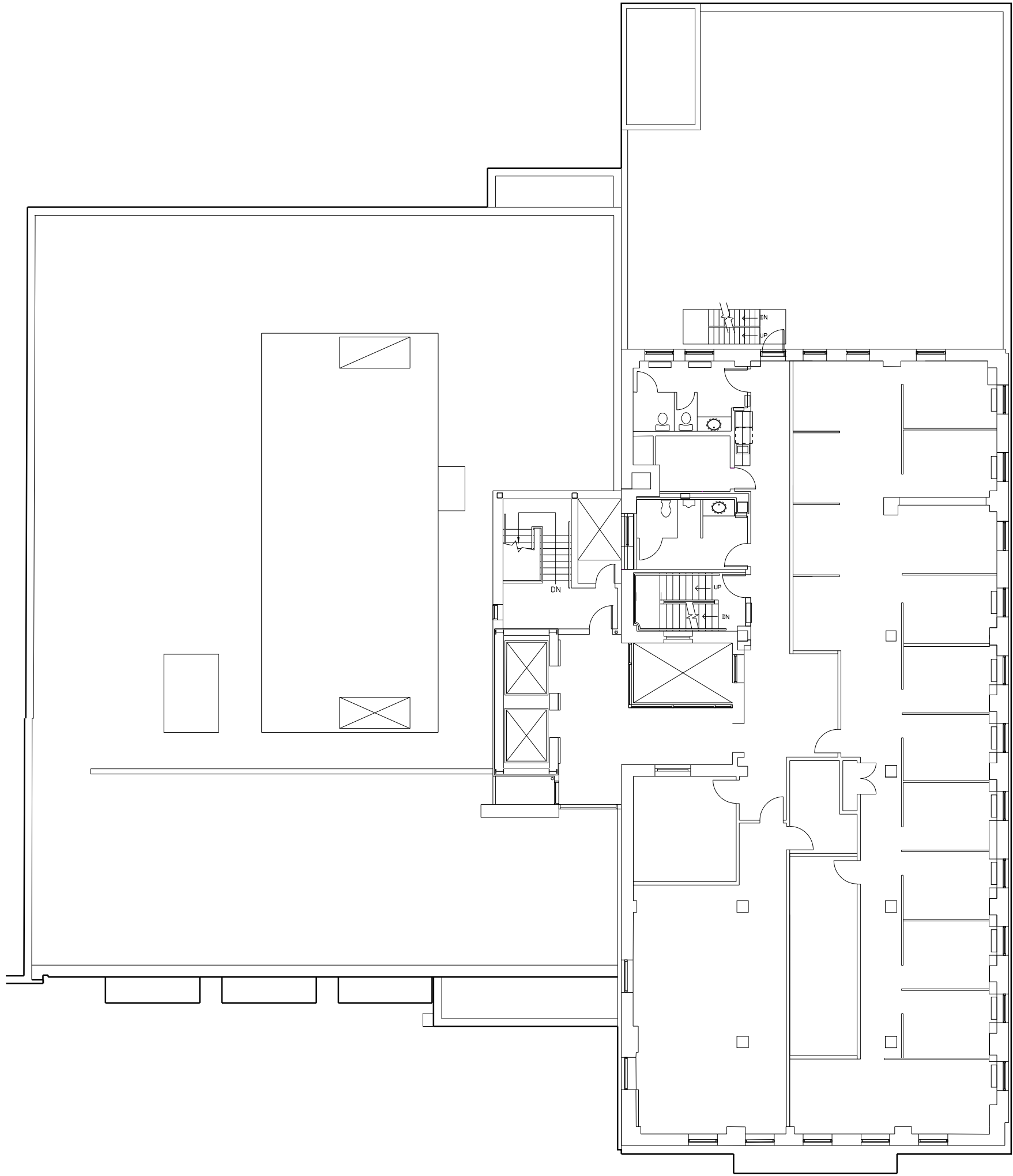
2ND FLOOR



3RD FLOOR



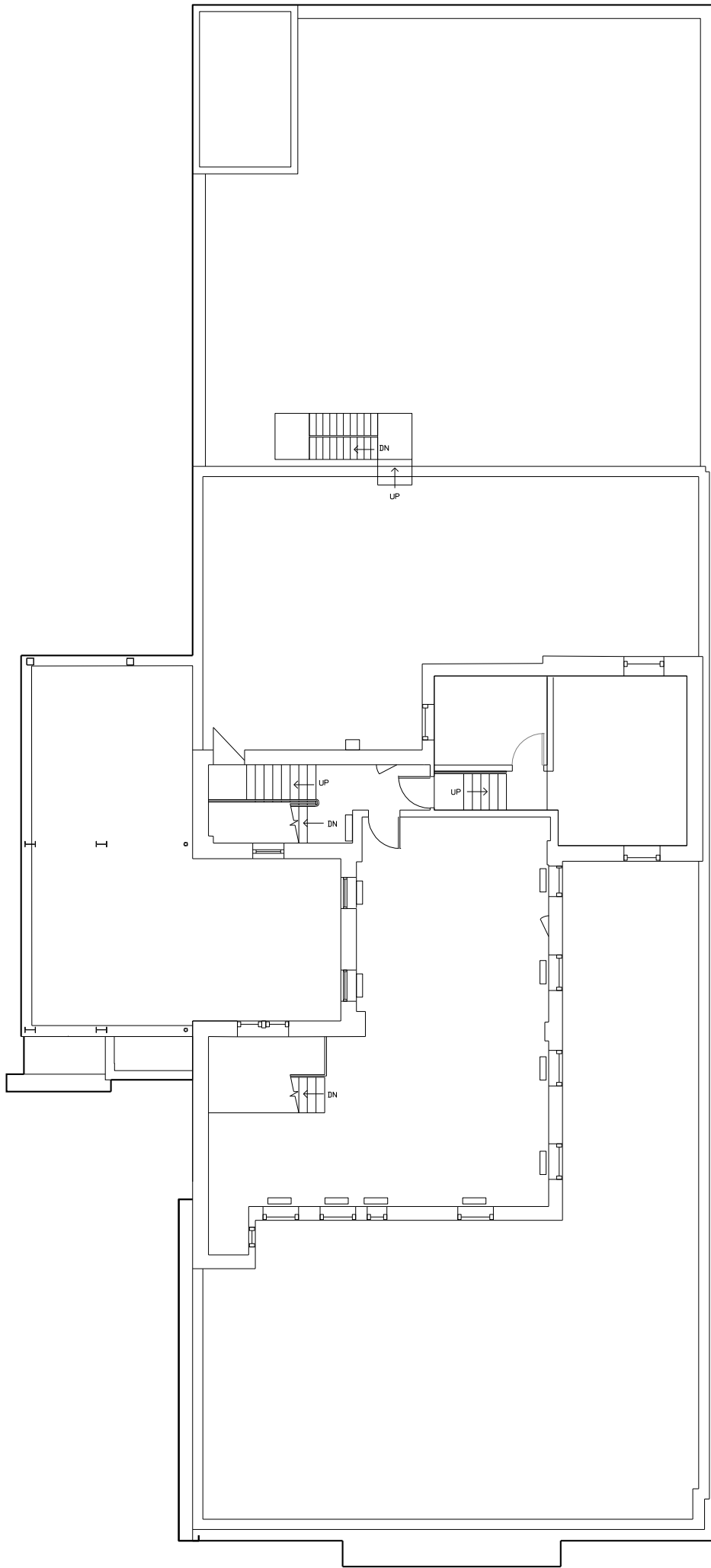
4TH FLOOR



5TH FLOOR

FLOOR PLANS

6TH FLOOR



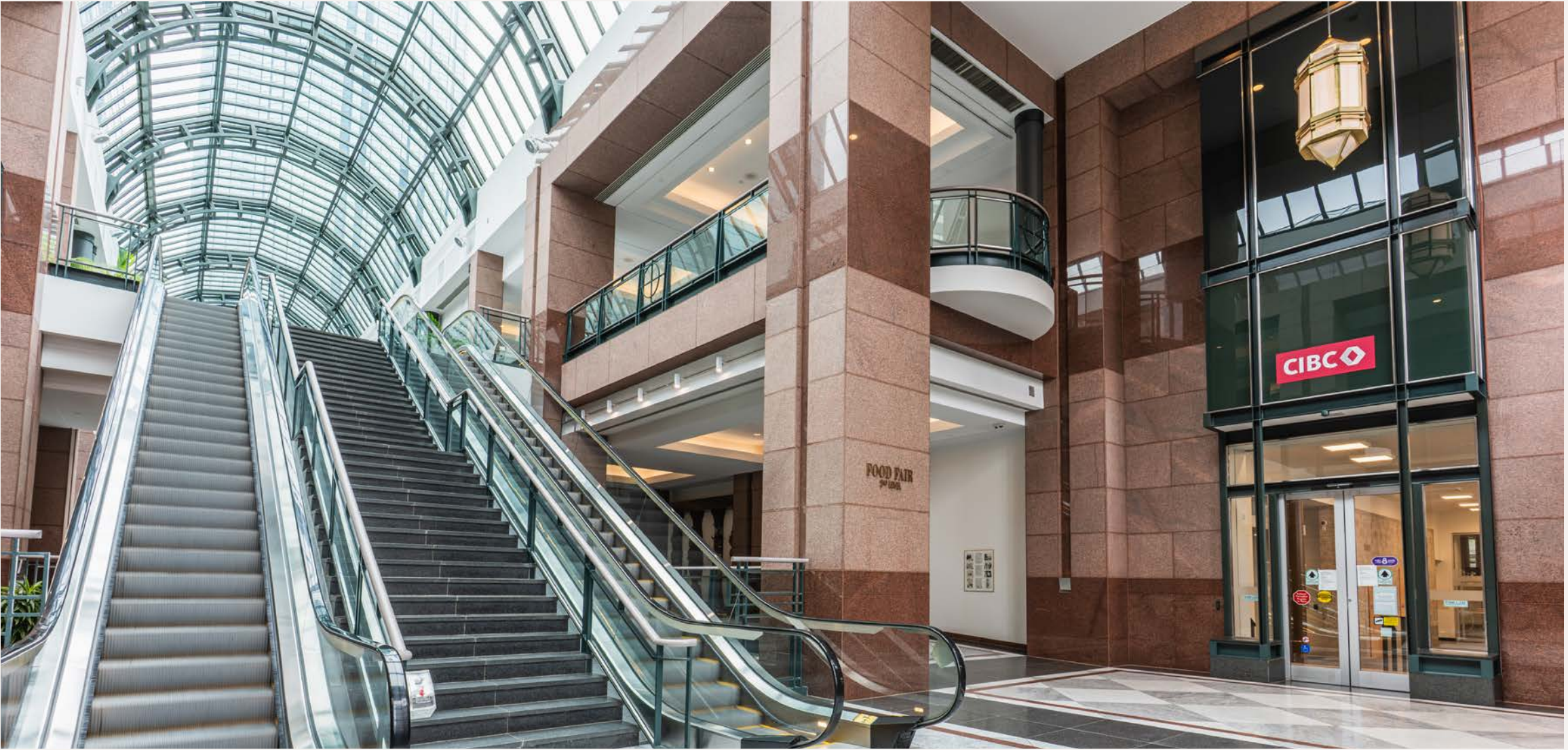
6TH FLOOR



EXTERIOR PHOTOS



INTERIOR PHOTOS



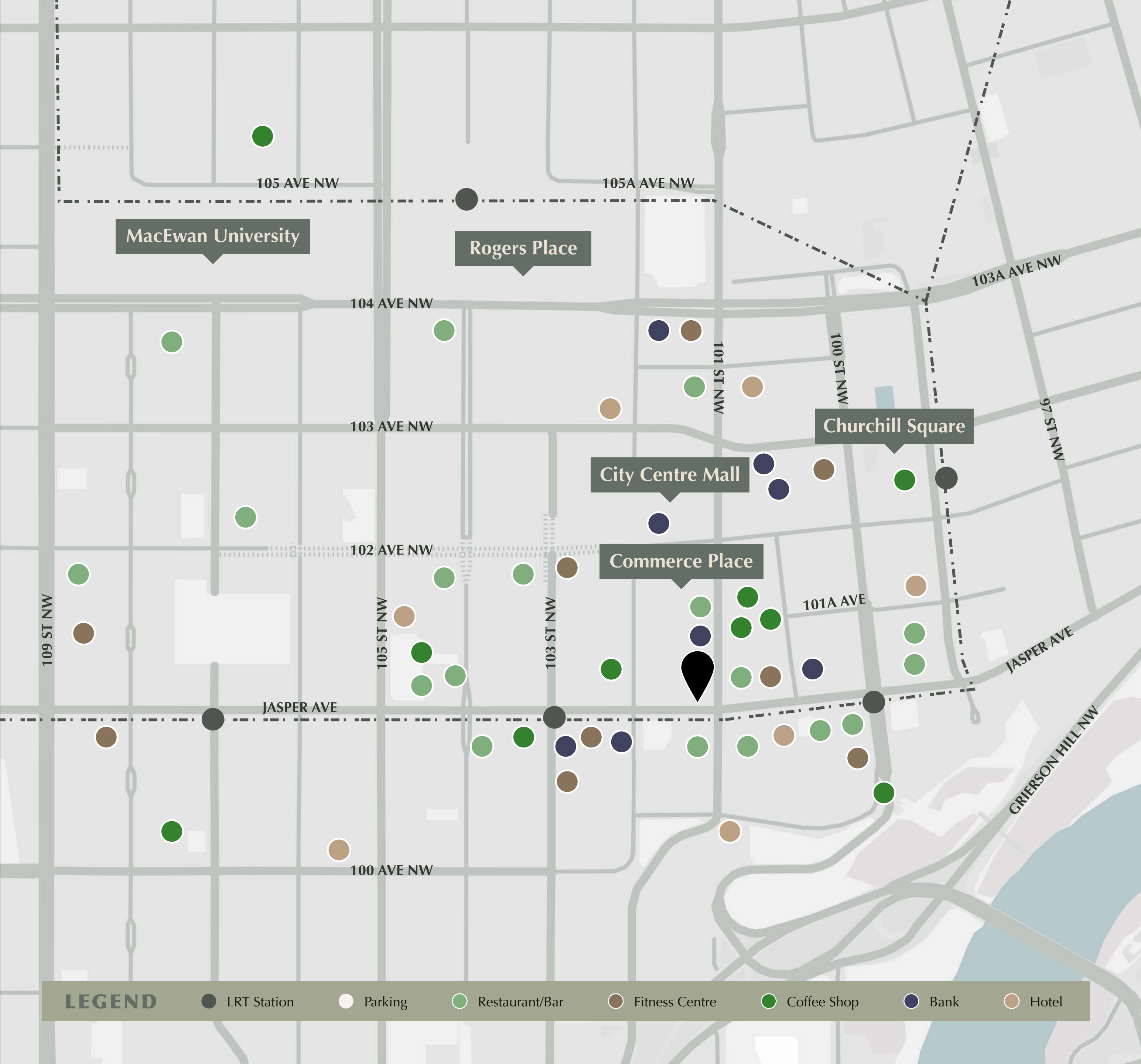
THE NEIGHBOURHOOD

AT THE CENTRE OF
BUSINESS, CULTURE
& LIFESTYLE

10102 Jasper Avenue sits at the intersection of Edmonton’s most dynamic downtown destinations, offering immediate proximity to:

- The ICE District, Rogers Place, and major entertainment venues
- A curated mix of restaurants, cafés, and nightlife along 104 Street
- Retail, services, hotels, and cultural institutions
- Expansive views and access to the Edmonton River Valley

This central location enhances tenant attraction, long-term relevance, and overall investment resilience.



LEGEND

- LRT Station
- Parking
- Restaurant/Bar
- Fitness Centre
- Coffee Shop
- Bank
- Hotel

THE NEIGHBOURHOOD

UNMATCHED
DOWNTOWN
CONNECTIVITY

The property benefits from exceptional transit and pedestrian connectivity:

- One-minute walk to Central LRT Station, serving both Capital and Metro Lines (indoors)
- Immediate access to Jasper Avenue and key downtown roadways
- Seamless pedway access to surrounding buildings and amenities
- Highly walkable environment minimizing reliance on parking



99

Walk Score



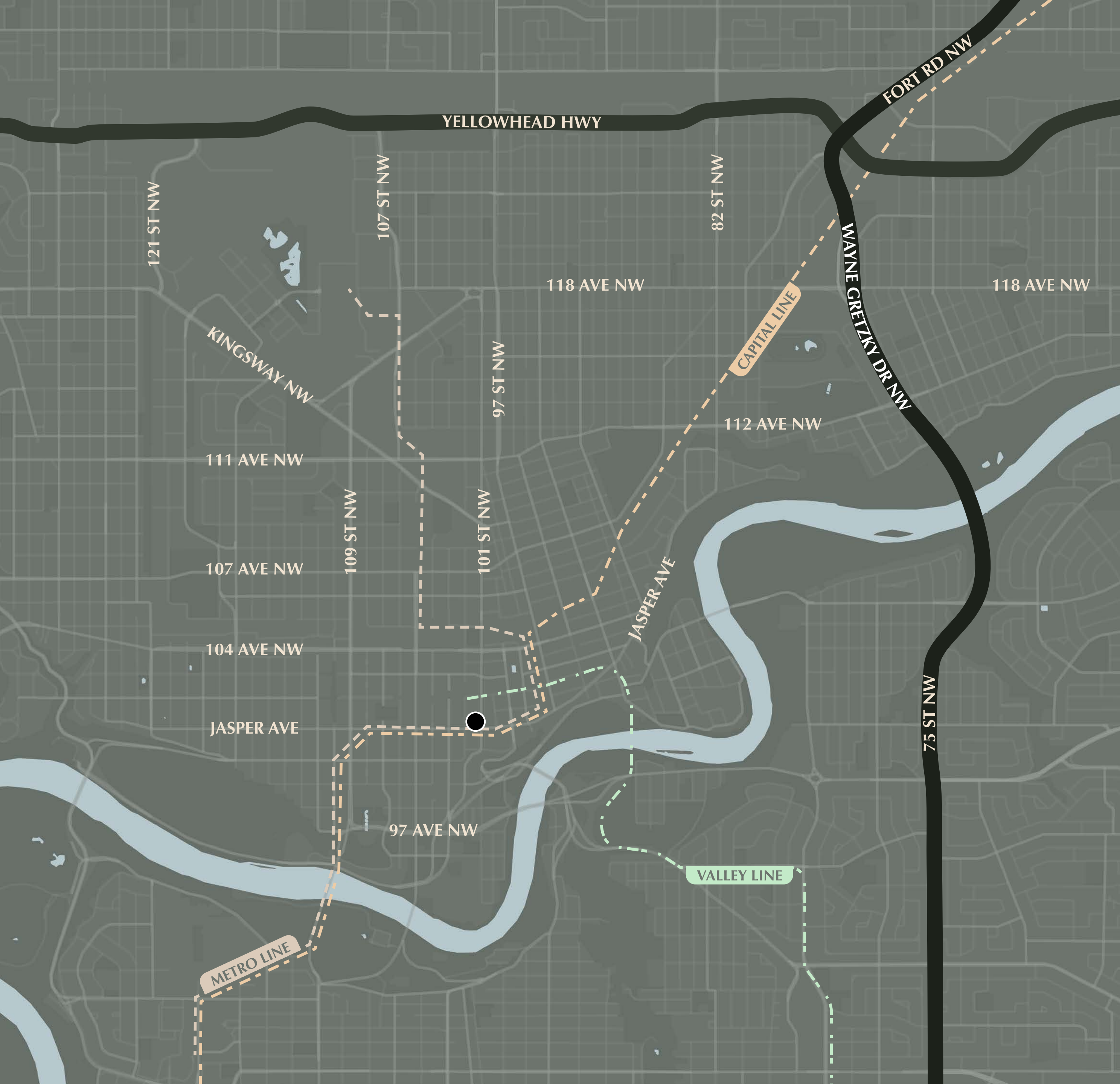
87

Transit Score



93

Bike Score





STRONG URBAN FUNDAMENTALS

Within a 5 km radius, the property draws from a diverse and highly employed population, supporting office demand and long-term tenancy:



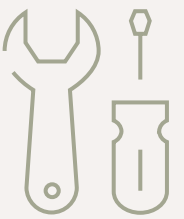
227,340
Total Population



\$97,371
Average Household Income



108,947
Total Households

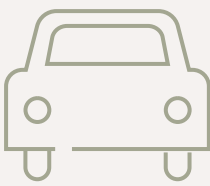


91%
Labour Employment Rates

DAILY TRAFFIC COUNT



11,964 (2024)
101 Street North of Japser Avenue



22,353 (2024)
Jasper Avenue West of 101 Street

These fundamentals reinforce downtown Edmonton’s role as a primary employment node.

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