

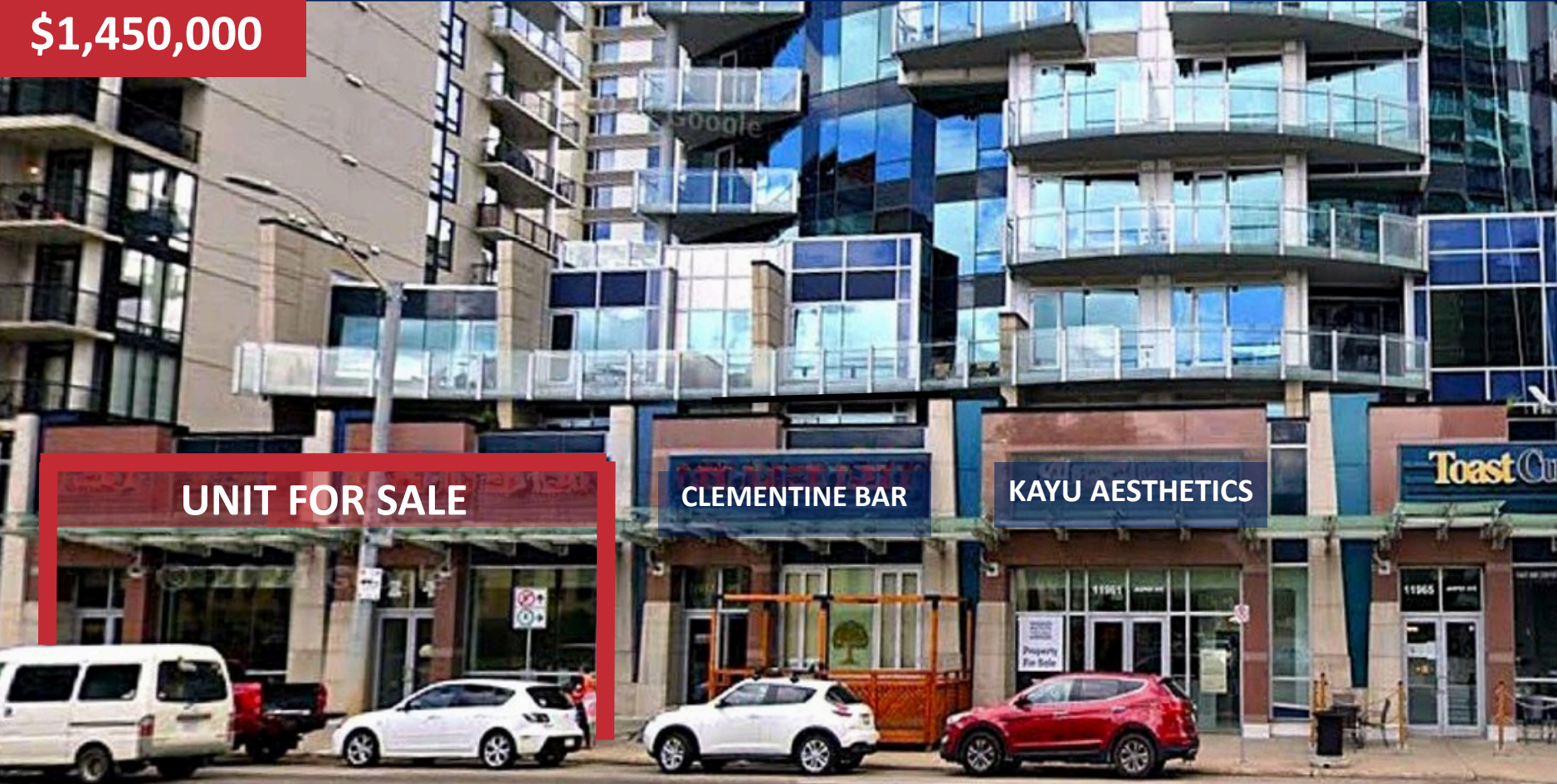
FOR SALE

Prime Retail Unit

High Exposure | Jasper Avenue | West Downtown | High Density



\$1,450,000



UNIT FOR SALE

CLEMENTINE BAR

KAYU AESTHETICS

THE PEARL

**11949 & 11953 Jasper Ave NW,
Edmonton, AB**

This 2,207 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.

Cal Halasz

Commercial Sales/ Leasing
780-554-0979
calhalasz@outlook.com

Gurprit Gill

Commercial Sales/ Leasing
587-501-9936
ggillyeg@gmail.com

RE/MAX COMMERCIAL

Suite 200, 10835 124 St NW
Edmonton, AB T5M 0H4

Property Details

11949 & 11953 Jasper Ave NW,
Edmonton, AB

Legal Description:

CONDOMINIUM PLAN: 1520090

UNITS: 4 & 5

Unit Size: 2,207 Square Feet

Building Year: 2011

Zoning: DC2

Parking: 2 Titled Stalls

Purchase Price: \$1,450,000

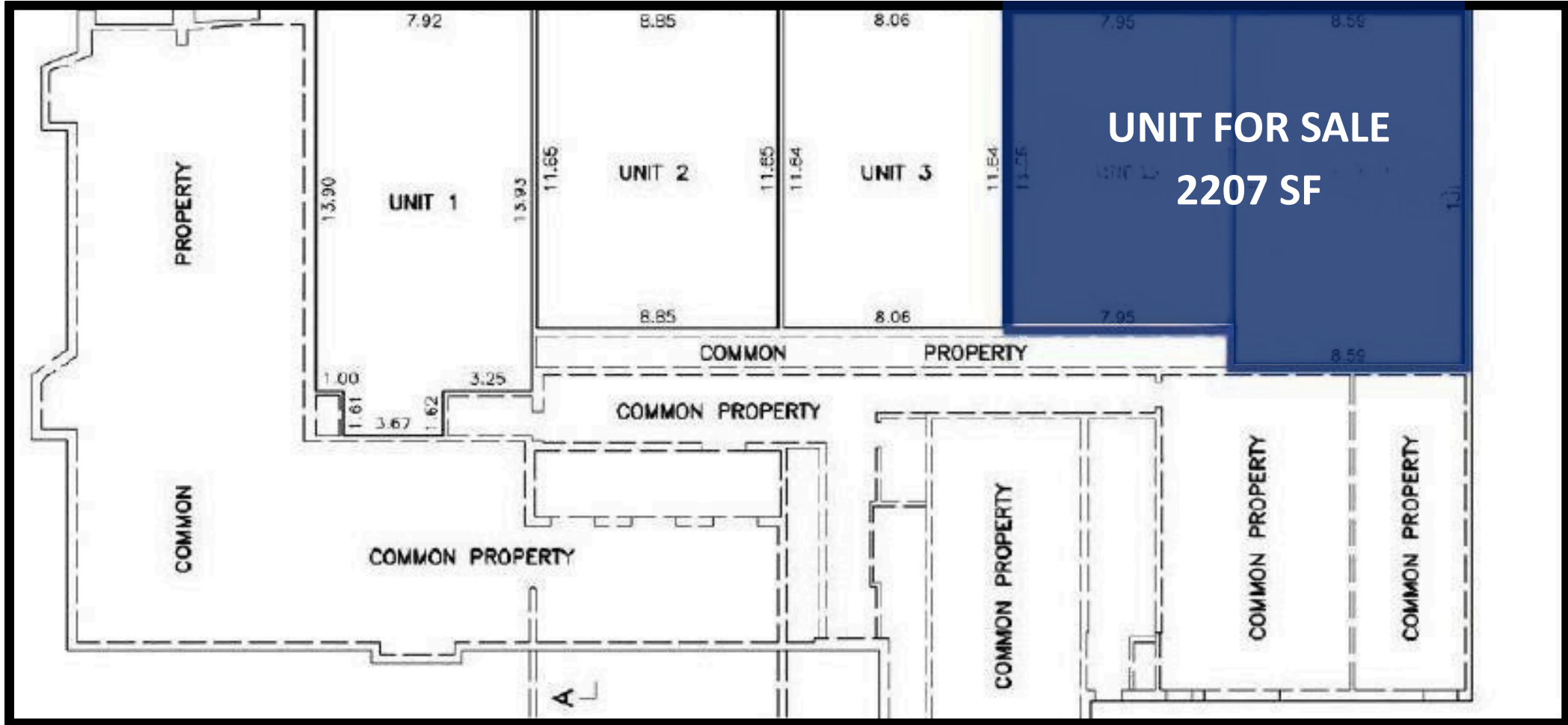
Condo Fees: TBD

Property Tax: TBD

- 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
- 2,207 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

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Edmonton, AB**



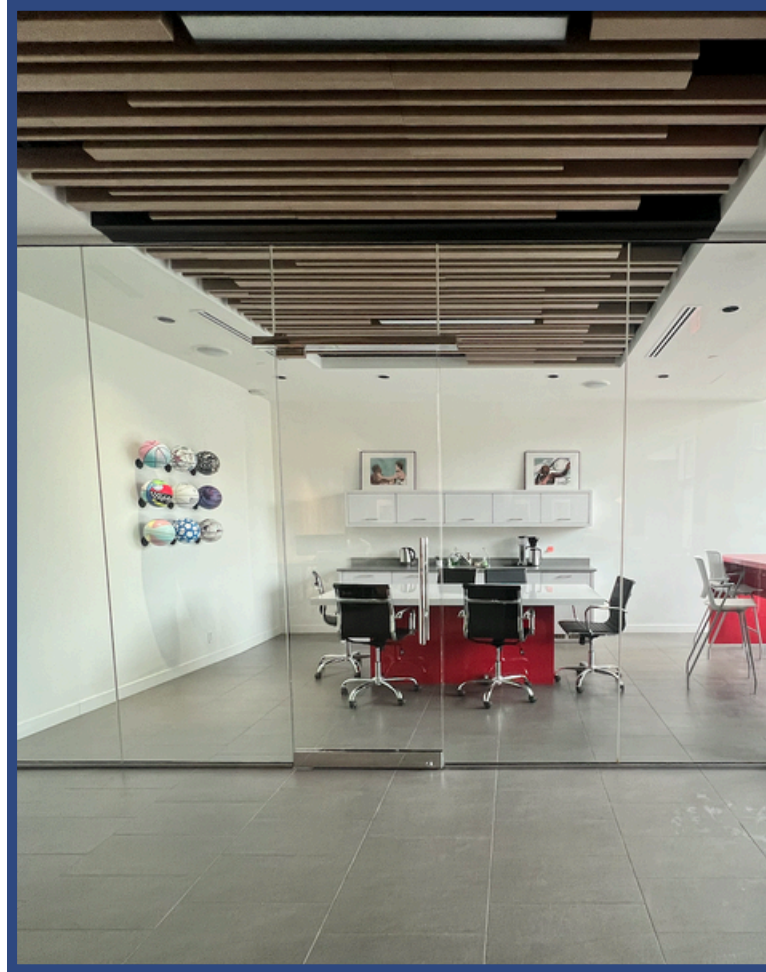
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Interior Photos

11949 & 11953 Jasper Ave NW,
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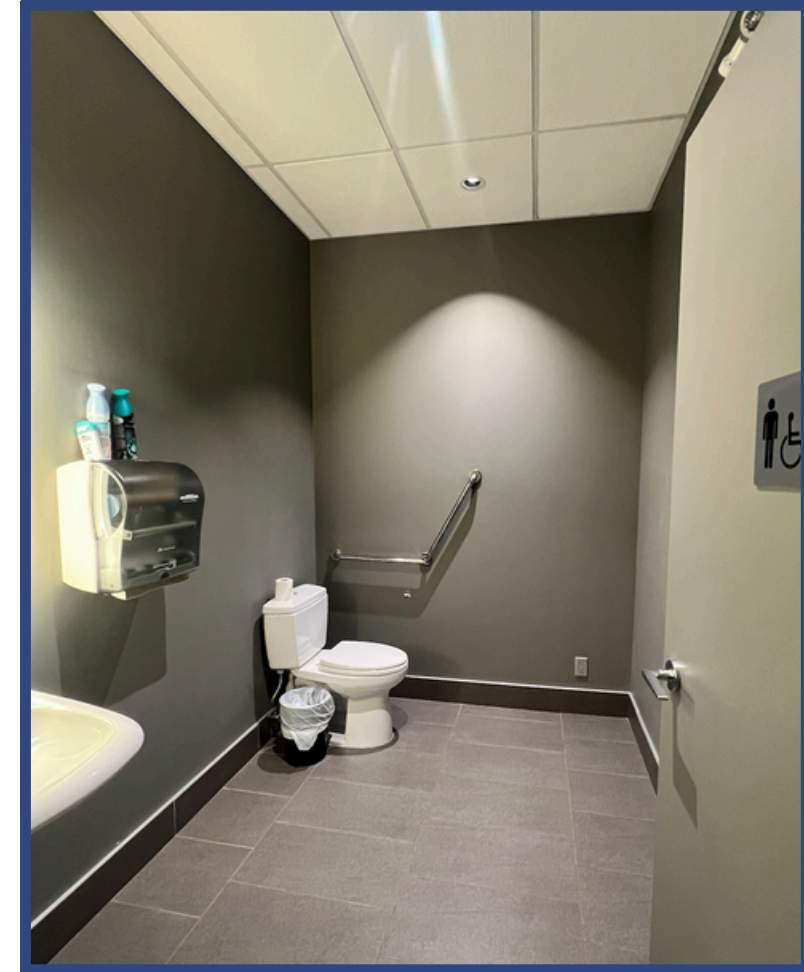
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Location

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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.

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