

# FOR LEASE

±1,289-4,600 SF

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**11229 Jasper Ave, Edmonton, AB**

## HIGH EXPOSURE JASPER AVE RETAIL CENTRE

### Property Highlights

- Main and second-floor spaces 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 art studios, and various other uses



780.488.0888



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



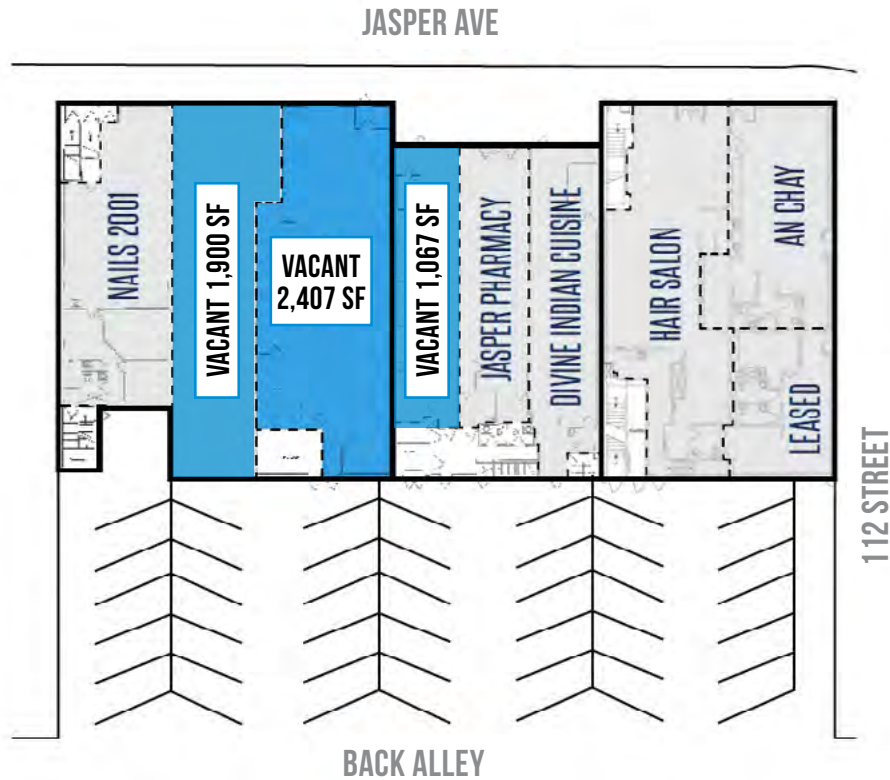
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# FOR LEASE

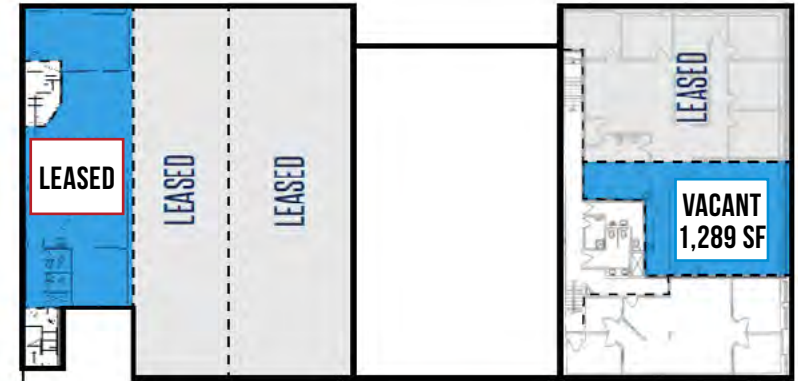
Multiple Units Available

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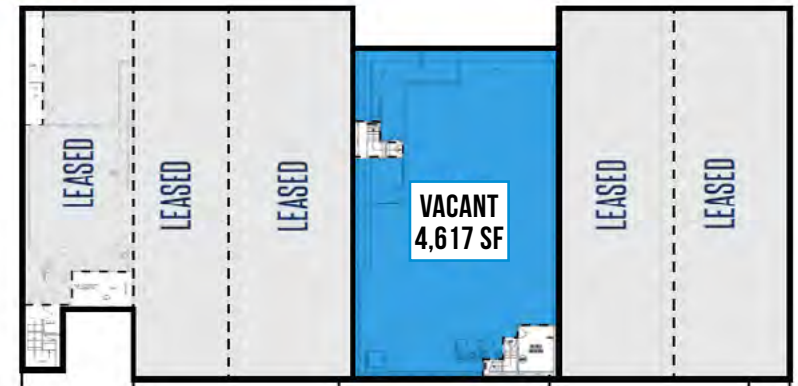
## MAIN FLOOR



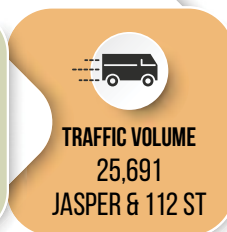
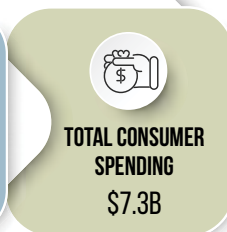
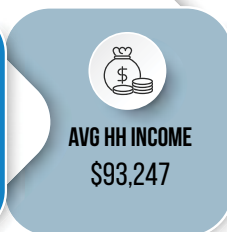
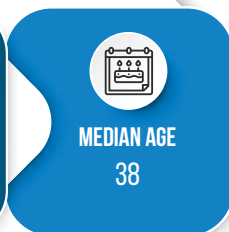
## SECOND FLOOR



## BASEMENT



## Demographics within 5KM

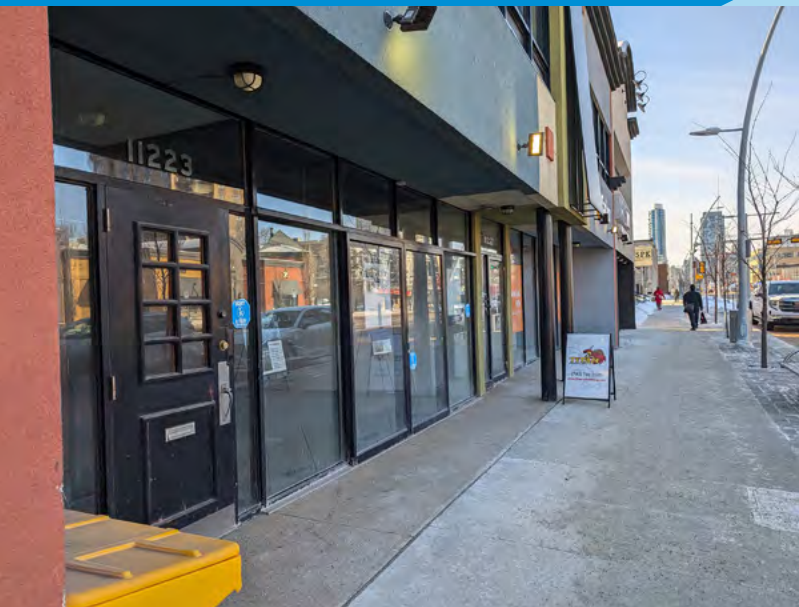




# FOR LEASE

±2,407 Sq. Ft. Unit **Main Floor**

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# FOR LEASE

±1,289 Sq. Ft. Unit **Second Floor**

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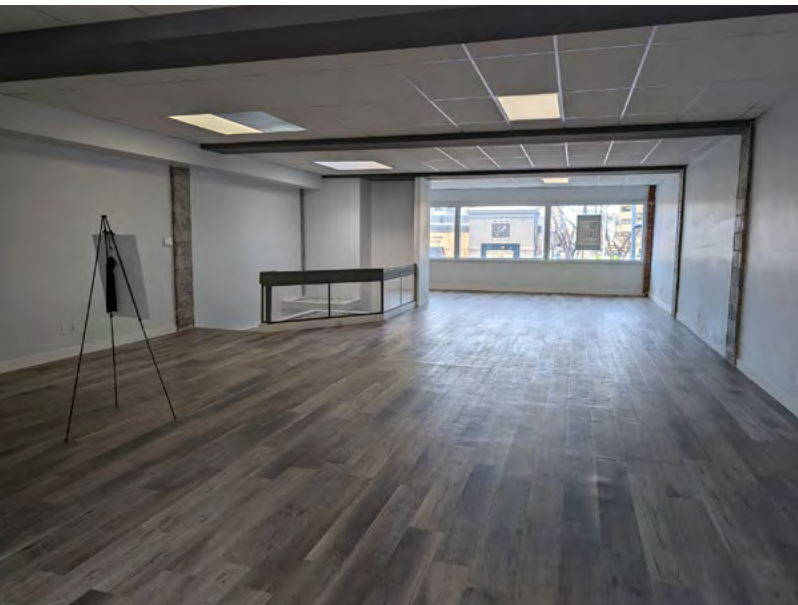




# FOR LEASE

±1,917 Sq. Ft. Unit **Second Floor**

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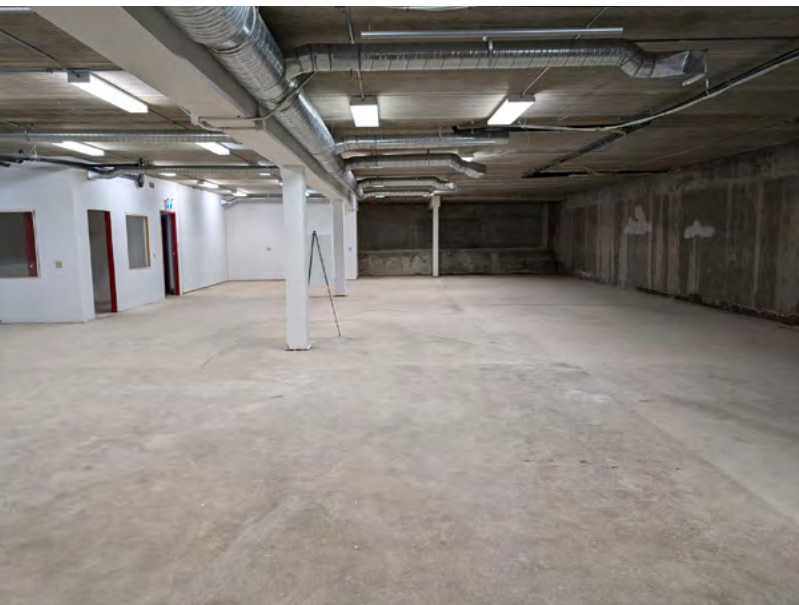




# FOR LEASE

±4,617 Sq. Ft. Unit **Basement**

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# 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**  
±1,067 Sq. Ft. **Main** \*See 11219 Brochure  
±1,900 Sq. Ft. **Main**  
±1,289 Sq. Ft. **Second Floor**  
±1,917 Sq. Ft. **Second Floor LEASED**  
±4,617 Sq. Ft. **Basement**

**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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