

FOR SALE

±1,328 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10020 Jasper Avenue, Edmonton, AB

CAMBRIDGE LOFTS COMMERCIAL CONDO

Property Highlights

- Titled underground parking includes 2 oversized stalls + 1 standard
- 200+ rental Condos within the building
- Close to key business districts, restaurants, cafes, and entertainment venues
- Located steps from Central LRT Station and key bus routes
- Currently built out as a chiropractic clinic
- ±429 Sq. Ft. Bonus mezzanine



780.488.0888



www.lizotterealestate.com



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



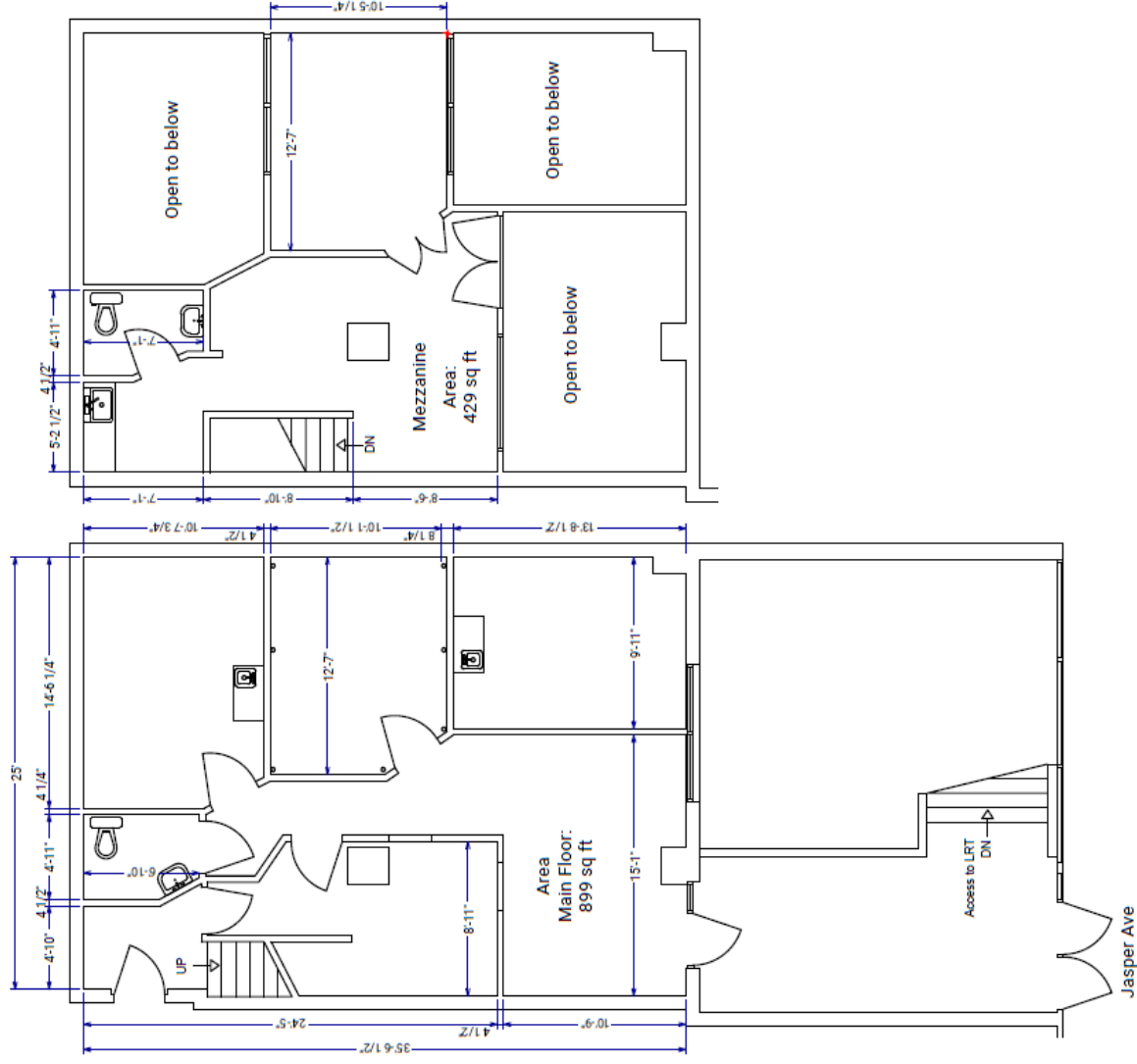
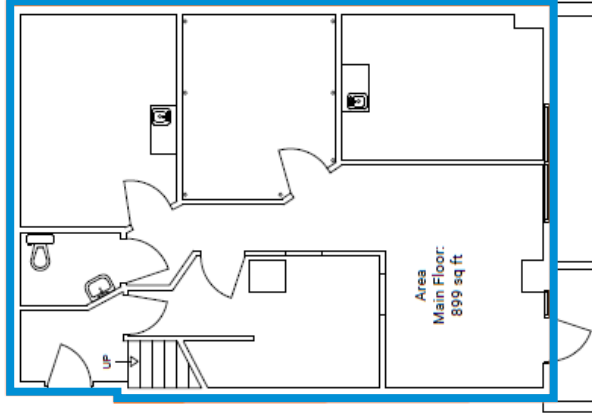
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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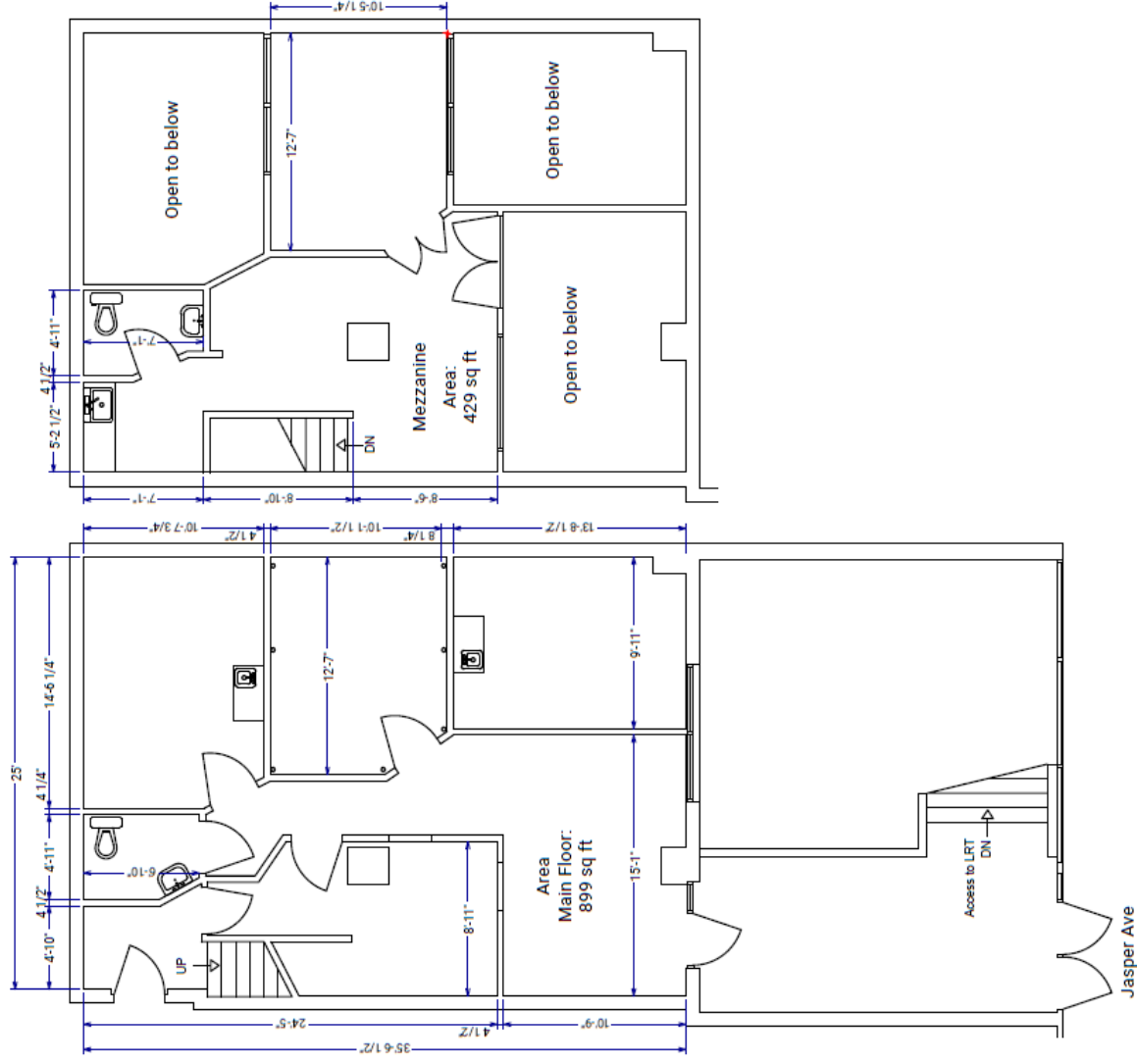
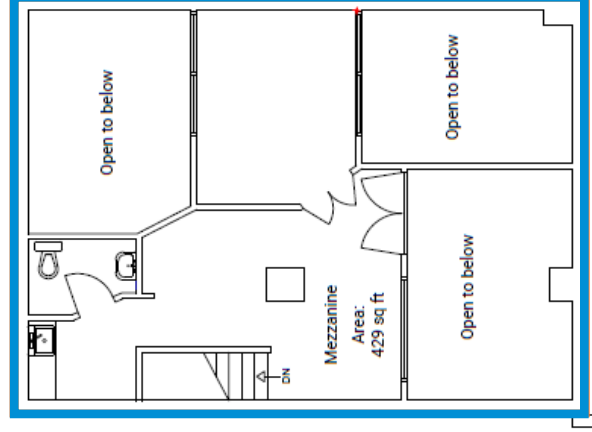
Main Floor Cambridge Commercial Condo

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MAIN FLOOR 899 SF



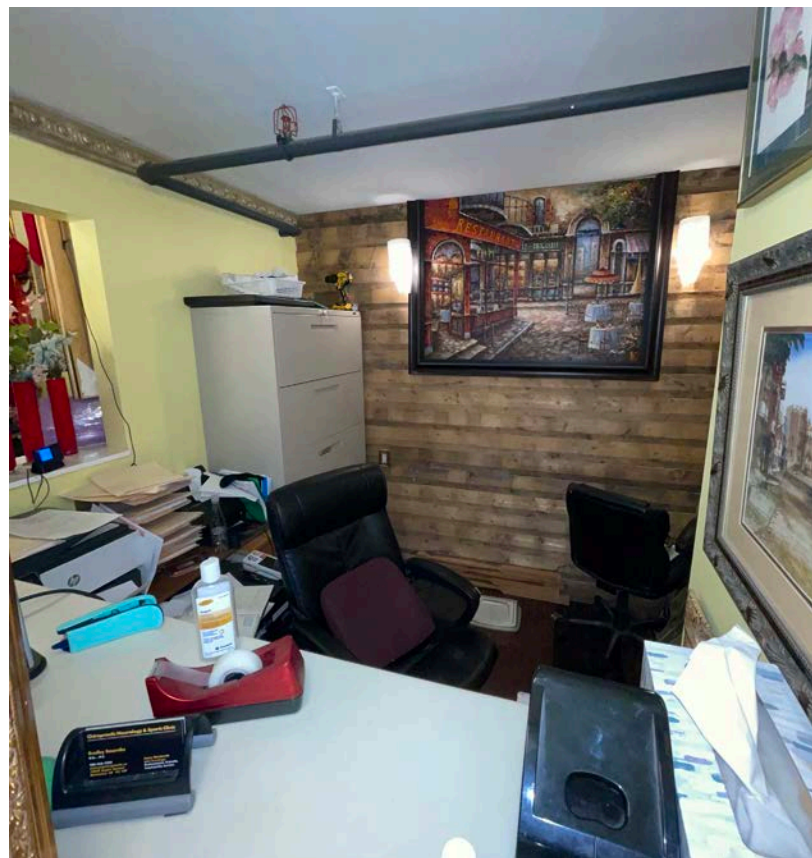
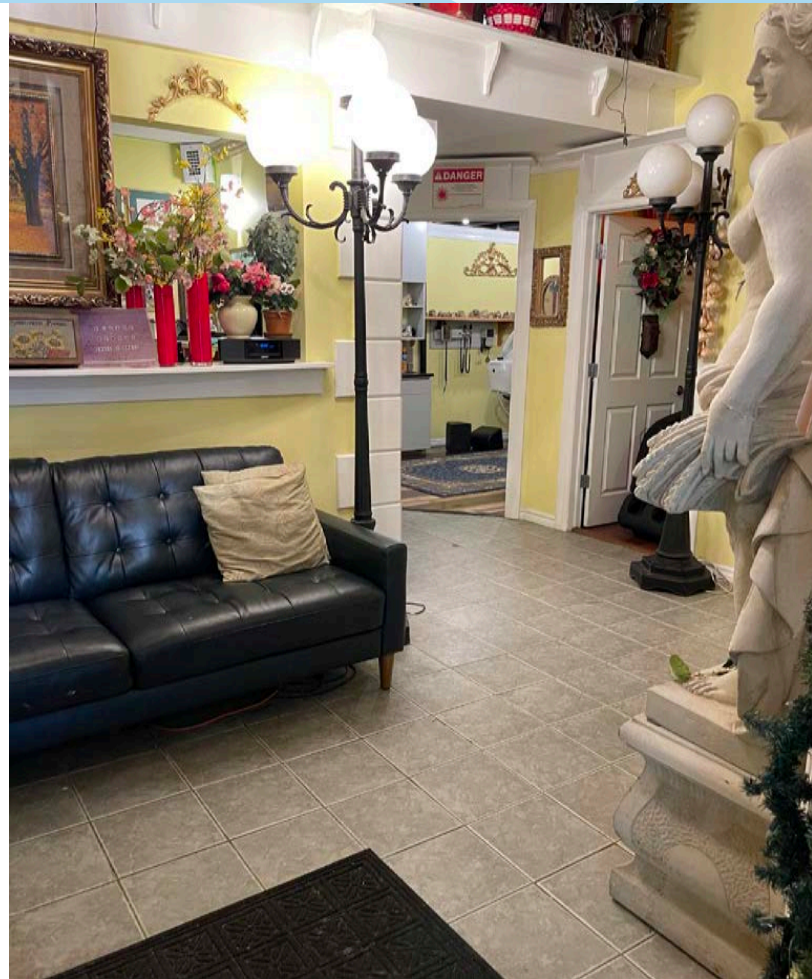
MEZZANINE 429 SF *BONUS SPACE*



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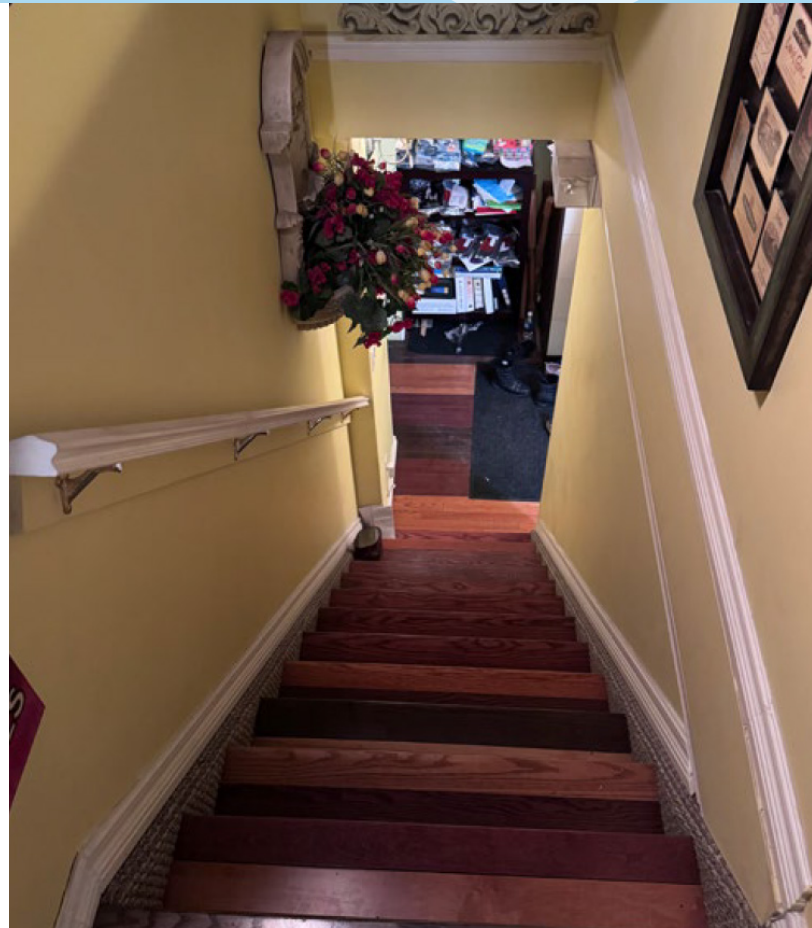
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Property Information

Municipal Address: 10020 Jasper Avenue, Edmonton, AB

Legal Address: Plan 0425913, Block 7, 329, 331, 334

Size: Main Floor ± 900 Sq. Ft.

Mezzanine ± 429 Sq. Ft. *Bonus space

Total $\pm 1,328$ Sq. Ft.

Zoning: CCA (Core Commercial Arts Zone)

Parking: 3 parking spots available at Market Rent
(2 of which are oversized)

Contact

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Vada Giguere

Executive Assistant

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vada@lizotterealestate.com

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Purchase Price: \$519,000.00

Condo Fees: \$911.99/Month

Property Tax: \$6,249.40/Year

Demographics within 5KM

