



12080 Jasper Avenue, Edmonton

Turn-Key Salon Co-Work



PROPERTY DETAILS

Address:	12080 Jasper Avenue NW, Edmonton
Zoning:	DC1
Total Size:	6,893 SF (+/-)*
Lease Rate:	Negotiable
Op Costs:	\$11.00 / SF
Utilities:	Tenant responsible

*approx. 495 SF (+/-) being leased to a hair salon



PROPERTY HIGHLIGHTS

- Move-in ready, beautifully built-out personal services and esthetics co-work / collective space
- Located on the high exposure corner of Jasper Avenue and 121 Street in the Oliver/Downtown area
- Customer parking available
- 24 private suites all with sink plumbing (some have sinks)
- Common laundry room with 4 washers and 4 dryers and 2 newer hot water tanks
- Common washrooms
- Common staff room/kitchenette



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Neighbourhood features:



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SHOPPING



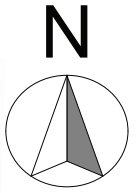
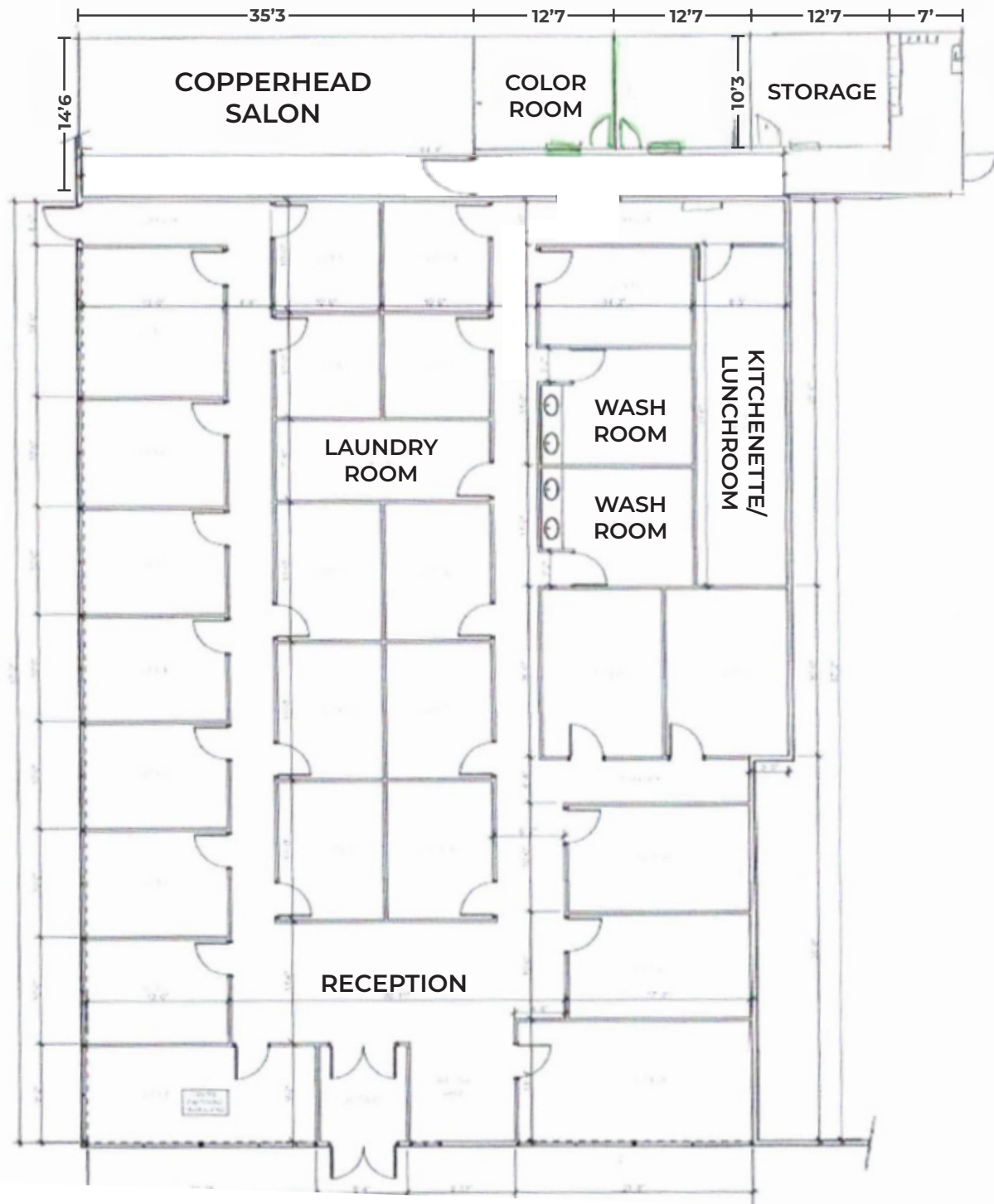
TRANSIT



BIKE PATHS



DINING



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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
- **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.
- Diverse selection of restaurants, cafes, and bars.
- Access to River Valley Parks, including walking and biking trails and excellent transit connections with multiple bus routes and the nearby LRT Stations.



Walk Score
100

Transit Score
87

Bike Score
91



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