

FOR SALE

# LAND AND BUILDING INVESTMENT OPPORTUNITY

10765 Jasper Avenue, Edmonton, AB



**PRICE REDUCED!**



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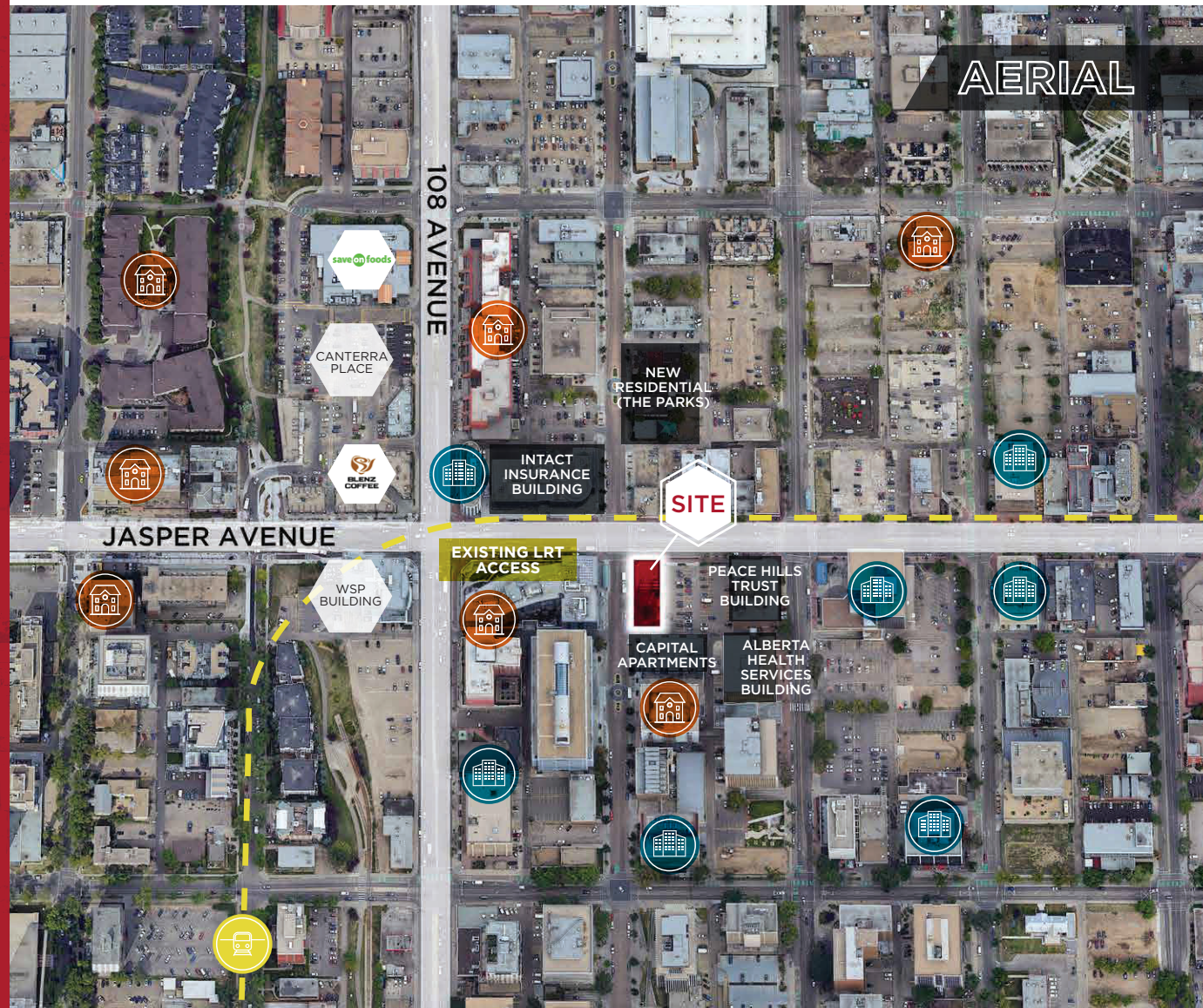
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# PROPERTY HIGHLIGHT

- High profile investment opportunity in the Jasper Avenue corridor
- New residential development to the south (Capital Apartments), west (Mayfair on Jasper) and north (The Parks - under construction: 1,050 new residential units upon completion) in addition to other residential development west along the Jasper Avenue corridor
- Surrounded by Alberta Health Services Building, Peace Hills Trust Tower, Intact Insurance Building, First Edmonton Place, WSP Building
- Retail in the area includes Canterra Place (Save On Foods, Popeyes, Love Pizza, Pet Valu, Blenz Coffee, Burger Priest, ACE Liquor and others); Central Social Hall, Cactus Club, The Pint, Greta, Local Public Eatery and other street front retail along Jasper Avenue & 109 Street
- In close proximity to Grant MacEwan University with close to 20,000 students (104 Avenue & 108 Street)
- In close proximity to Ice District and Rogers Place, home of the Edmonton Oilers (104 Avenue & 104 Street)
- In close proximity to the Government district and the Alberta Legislature (108 Street & 97 Avenue)
- Tenant is willing to exercise renewal option early, which would provide 8 years, or more, of term remaining
- New outdoor patio covering the entire exterior of the site, built in 2022
- New roof and HVAC



AERIAL

## PROPERTY DETAILS

**LOT SIZE**  
± 8,051 SF

**BUILDING SIZE**  
± 2,750 SF

**PROPERTY TAXES**  
2023: \$21,242.28

**ZONED JAMSC**  
Jasper Avenue Main  
Street Commercial

**ASKING PRICE**  
\$2,550,000  
**\$2,425,000**





First Edmonton Place

Alberta Health Services

Capital Apartments

IBM Building

Mayfair on Jasper Residential

SITE

Peace Hills Trust Tower

The Parks Development



**TRAFFIC COUNTS**

109 STREET:  
32,700 VPD

JASPER AVENUE:  
22,400 VPD



**POPULATION**

1km	3km	5km
24,185	55,142	101,092



**AVERAGE HOUSEHOLD INCOME**

1km	3km	5km
\$94,252	\$88,538	\$95,550



**POPULATION GROWTH**

1km	3km	5km
9.7%	9.7%	9.3%

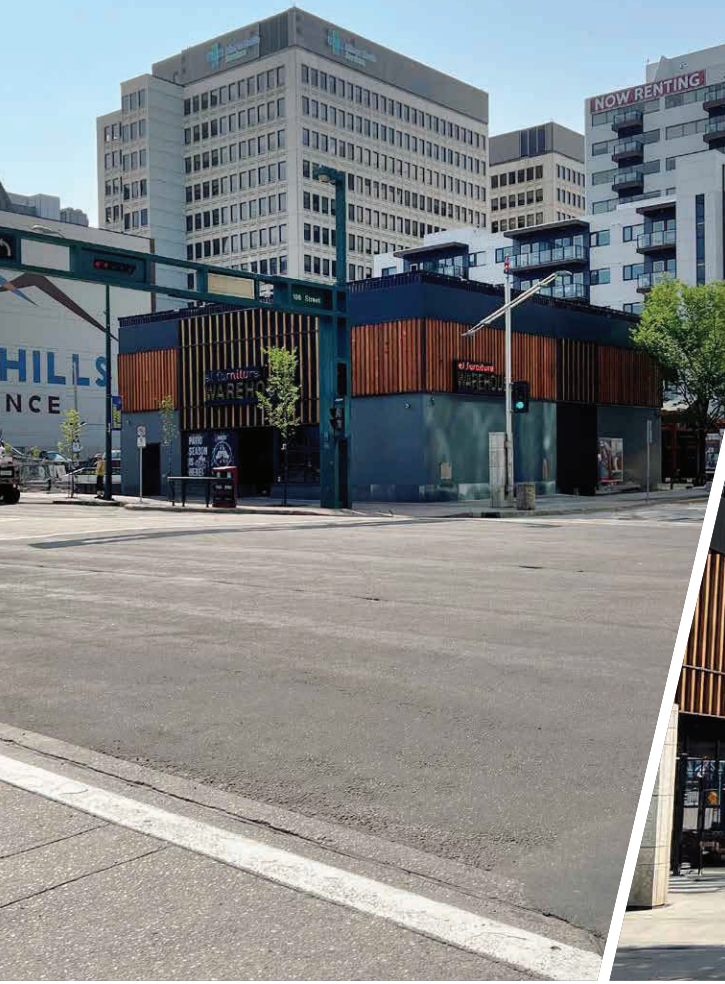


**INCOME GROWTH**

1km	3km	5km
33%	32%	32.8%



CORNER



PATIO



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