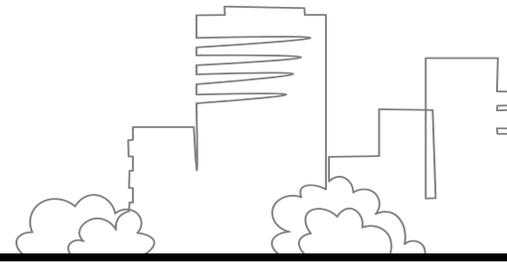


FOR SALE / LEASE

LOUIE POINTE OFFICE CONDOMINIUM

9340 JASPER AVENUE | EDMONTON, ALBERTA



Available
Immediately



CLICK TO VIEW
THE VIDEO
WALKTHROUGH

Located in the Boyle Street neighborhood, this pleasant professional office space is located along Jasper Avenue east of Rowland Road, north of Louise McKinney Riverfront Park and walking distance to the LRT.

This high exposure and secure office condominium has the following features:

- ± 3,000 SF main floor which includes 7 offices, foyer, reception, technology/storage room, full kitchenette, 2 large boardrooms, and a private washroom with a shower
- Additional ± 1,620 SF basement storage/recreation area not included the gross square footage
- 5 designated & electrified parking stalls (not on title)
- Air conditioned, wheelchair/accessible washroom, 24/7 security cameras and fibre optics available
- Month-to-month tenant in place, providing some monthly income (\$24K)
- Exclusive rights to signage on the condominium
- Near two mixed-use sites along Jasper Avenue, poised for large developments in the area
- Separately titled residential unit in the same complex is for sale by a different agent. Inquire with agent for more details.

Carla Voss, BA (ADV)
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HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

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LEGAL ADDRESS

Plan O626443 Units 1-4



ZONING

MU - Mixed Use

CLICK FOR
CURRENT
MU USES

YEAR BUILT

2006 (all original condo drawings available)

AVAILABLE SPACE

± 3,000 SF (Additional ± 1,620 SF basement storage/
recreation area not included in gross SF)

SIGNAGE

Exclusive rights to signage on the condominium

PARKING

5 stalls (electrified, not on title) designated to units
1-4. Additional parking is available & negotiable in lot
south east of the unit along Jasper Ave

CHATTELS [INCLUDED]

Fully furnished "as is" including appliances, phone
system, security system, file cabinets, or unfurnished.

Artwork is negotiable and not included.

SALE DETAILS

SALE PRICE

\$949,000

PROPERTY TAXES [2025]

\$2,409 per month or \$28,911 per year

CONDO FEE [2025]

\$893.08 per month or \$10,717 per year

*(common area utilities, building maintenance, reserve fund
contribution, building insurance, garbage removal)*

OPERATING COSTS [2025]

\$451.75 per month or \$5,421 per year

(includes owner insurance, landscaping/snow, security)

UTILITIES

\$768.42 per month or \$9,221 per year [water/sewer, gas]

(excludes power, janitorial)

TENANT IN PLACE

One small office tenant, month to month.

Gross Income: \$24,000 per year or vacant at closing

IDEAL USES: Small law firms (<7 lawyers), health
services (medical, dental, counselling, health clinic),
accountants, architects, financial planners, real estate,
insurance, community schools, admin offices, library

ADDITIONAL FEATURES

- Excellent basement storage
- Basement can be used for recreation
or training
- Air conditioned
- 24/7 security system
- Fibre optics
- Wheelchair accessible
- Bike friendly with on-site shower
- 2 site mixed-use developments in near
future, walking distance to LRT
- Separately titled residential unit in the
same complex is for sale by a different
agent, under a different offering. Inquire
with agent for more details.

LEASE DETAILS

BASIC LEASE RATE

\$14 PSF

OPERATING COSTS [2025]

\$18 PSF

*Includes: property taxes (\$9.64 PSF), condo fees (\$3.57 PSF),
insurance, landscaping maintenance (\$3.38 PSF), all common
area and tenant/owner utilities (\$1.41 PSF), garbage removal
(in condo fee), signage on Jasper Ave*

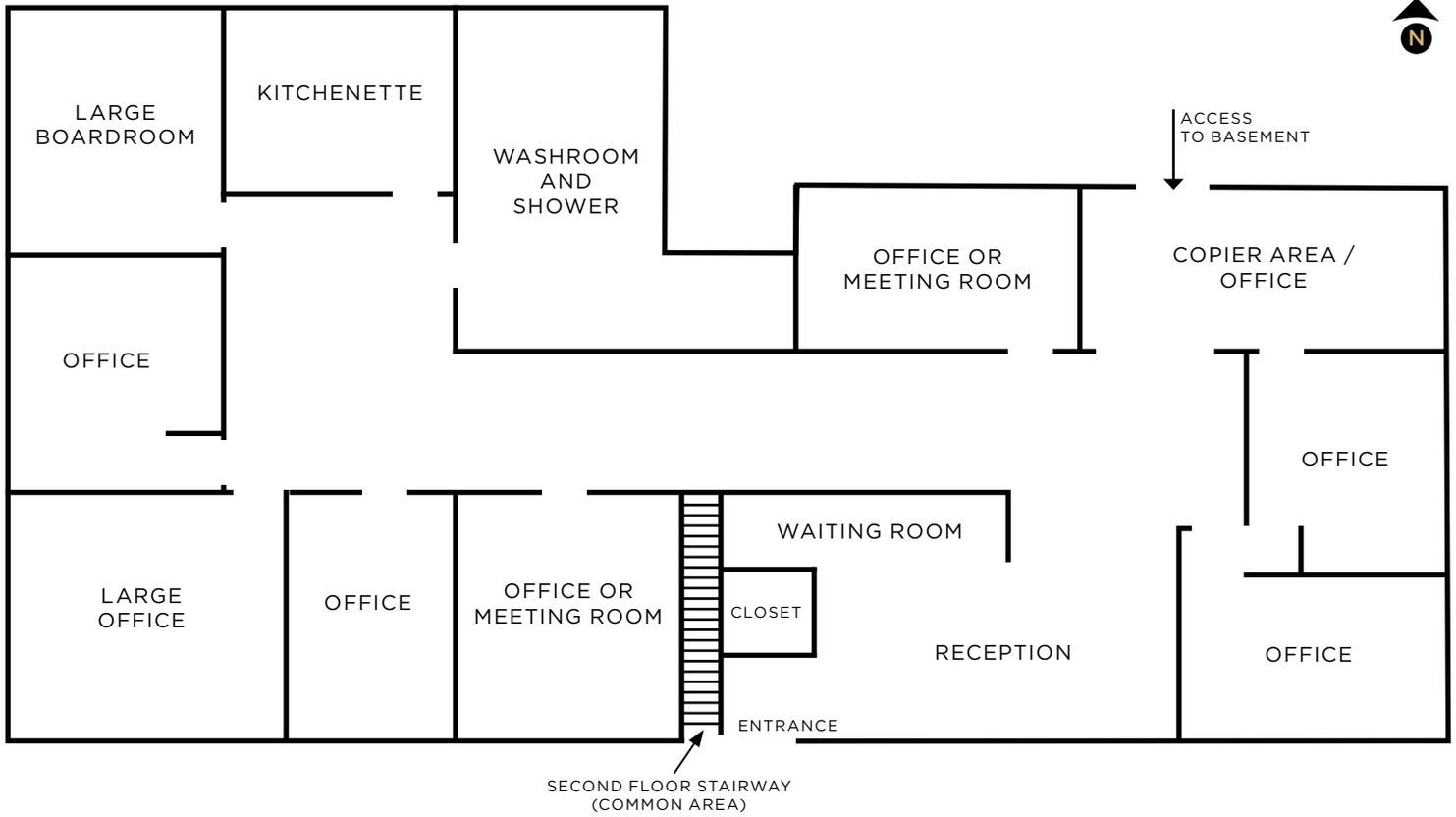
*Excludes: power, telephone, internet, security and interior
janitorial services*

TERM

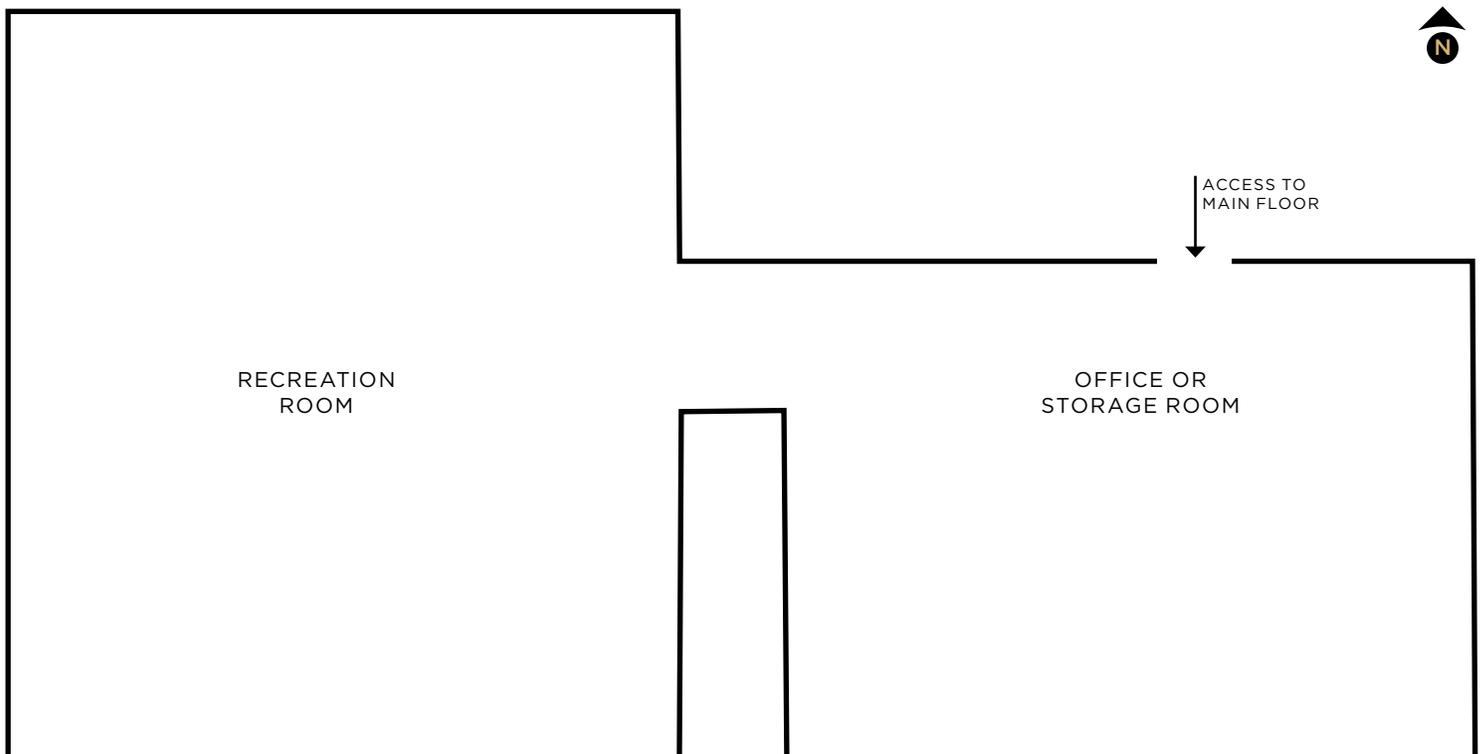
Preferably three (3) years at minimum

IDEAL USES: Individual offices & shared common
space for lawyers, financial planners, insurance brokers,
accountants, architects

MAIN FLOOR PLAN



BASEMENT FLOOR PLAN



ALL MEASUREMENTS AND LAYOUTS ARE APPROXIMATE, NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.

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MEETING ROOM



FOYER/WAITING ROOM



ACCESSIBLE WASHROOM/SHOWER



HALLWAY, KITCHEN & BOARDROOM



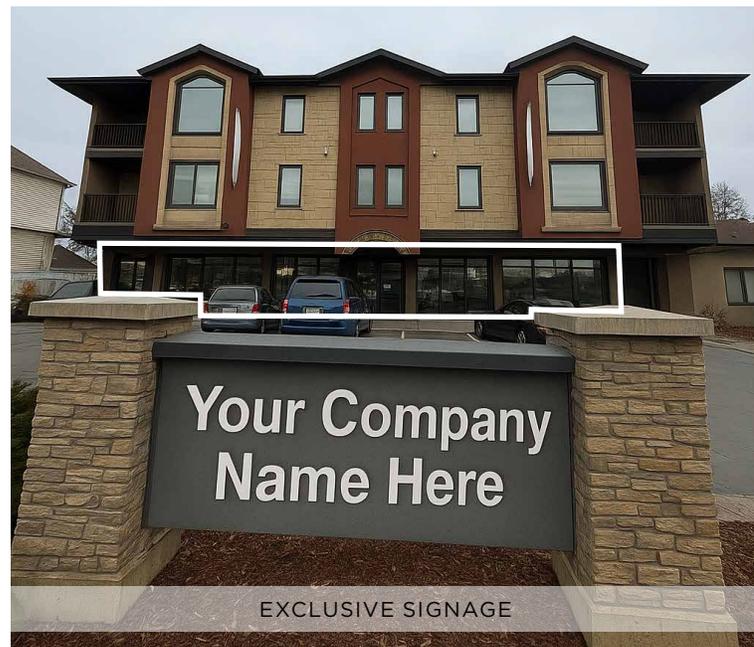
1 OF 7 OFFICES



HALLWAY & OFFICE



BASEMENT STORAGE



EXCLUSIVE SIGNAGE

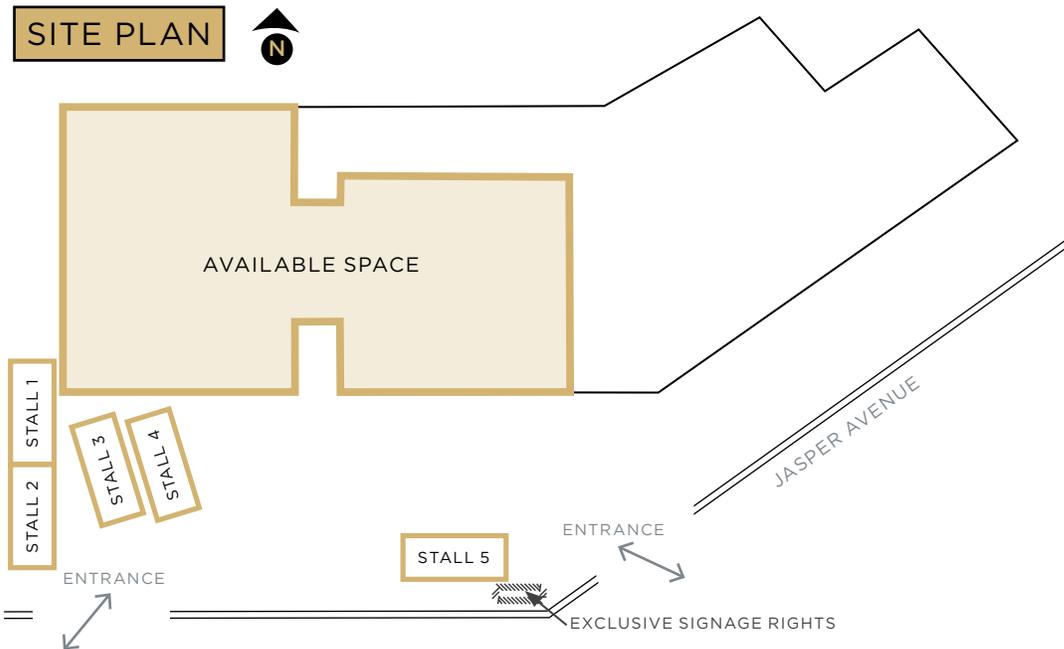
FOR SALE/LEASE | LOUIE POINTE OFFICE CONDOMINIUM

Situated in the heart of one of Edmonton's fastest growing neighbourhoods, Louie Pointe is located at the intersection 95 Street and Jasper Avenue - a stone's skip from the River Valley and just east of the downtown core.

Louie Pointe is nestled in Edmonton's historic Quarters District — a diverse community in the midst of a vibrant revitalization.



SITE PLAN



NEIGHBOURHOOD POPULATION (5 KM 2023)	214,925
DAYTIME NEIGHBOURHOOD POPULATION (5 KM 2023)	294,459
5-YEAR GROWTH FORECAST (5 KM 2023)	2.6%
AVERAGE HOUSEHOLD INCOME (5 KM 2023)	\$86,628

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant/Purchaser.

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