

FOR SALE

# Jasper Avenue High Rise Site

11452 Jasper Avenue NW, Edmonton, Alberta



Upscale Neighborhood Near  
Downtown Edmonton



Significant Holding Income  
Prior to Development



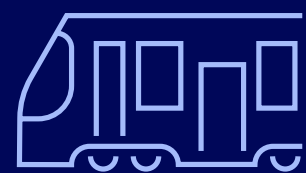
Main Floor Retail Potential



High Traffic Exposure Site



High Rise Floor Area  
Ratios of 16.5 and 12.0



Transit Oriented Site

Colliers



# Prime *Development Opportunity* in Edmonton’s Downtown Core

Colliers is proud to present a highly desirable residential/commercial site located in Central Edmonton. This corner location within the prestigious neighbourhood of Oliver/Wihkwentowin provides high traffic exposure, easy access to the commercial amenities of Downtown Edmonton, and close proximity to the natural beauty of the North Saskatchewan River Valley. Mass transit (bus and LRT lines) are located nearby.

The site provides temporary holding income from retail and office tenants located in Jasper Centre and the Pyrch Building. These structures contain 52,816 square feet and 13,591 square feet respectively. When ready for development, the site contains a total of 54,540 square feet of area. The dense Site Specific Zoning currently in place at the site will accommodate two residential towers with main floor retail use. It permits building heights of 590 feet and 328 feet respectively with floor area ratios of 16.5 and 12.0 respectively. It should be noted, however, that the City will allow for a variety of uses/densities at the property should they be desired by a purchaser.

The current built form supports stable income generation, while the long-term vision for the site envisions the transformation into two residential towers with active mixed-use podiums. These podiums are intended to enhance the pedestrian experience along Jasper Avenue, 115 Street NW, and the adjacent lane, creating a vibrant, people-focused streetscape that transitions seamlessly into the surrounding residential character of Oliver. This is a strategic acquisition for those seeking an income-producing asset today with high-potential redevelopment value tomorrow.



CIVIC ADDRESS

11452 Jasper Avenue NW

10129 115 Street NW

11456 Jasper Avenue NW

10133 115 Street NW

11460 Jasper Avenue NW

10137 115 Street NW

10107 115 Street NW

Edmonton, Alberta T5K 0M1

LEGAL DESCRIPTION

Plan B3, Block 14, Lots 80-86

NEIGHBOURHOOD

Oliver / Wihkwentowin

ZONING

Site Specific Development Control Provision (DC2 (1214))

SITE IMPROVEMENTS

Jasper Avenue Centre: 52,816 square feet on four floors  
Pyrch Building: 13,591 square feet on two floors

LAND AREA

Site A (North): 22,500 square feet  
Site B (South): 32,040 square feet  
Total Site Area: 54,540 square feet

GROSS BUILDABLE AREA

Site A (North): 270,000 square feet  
Site B (South): 528,660 square feet  
Total Buildable Area: 798,660 square feet

GROSS RENTAL REVENUE JASPER CENTRE

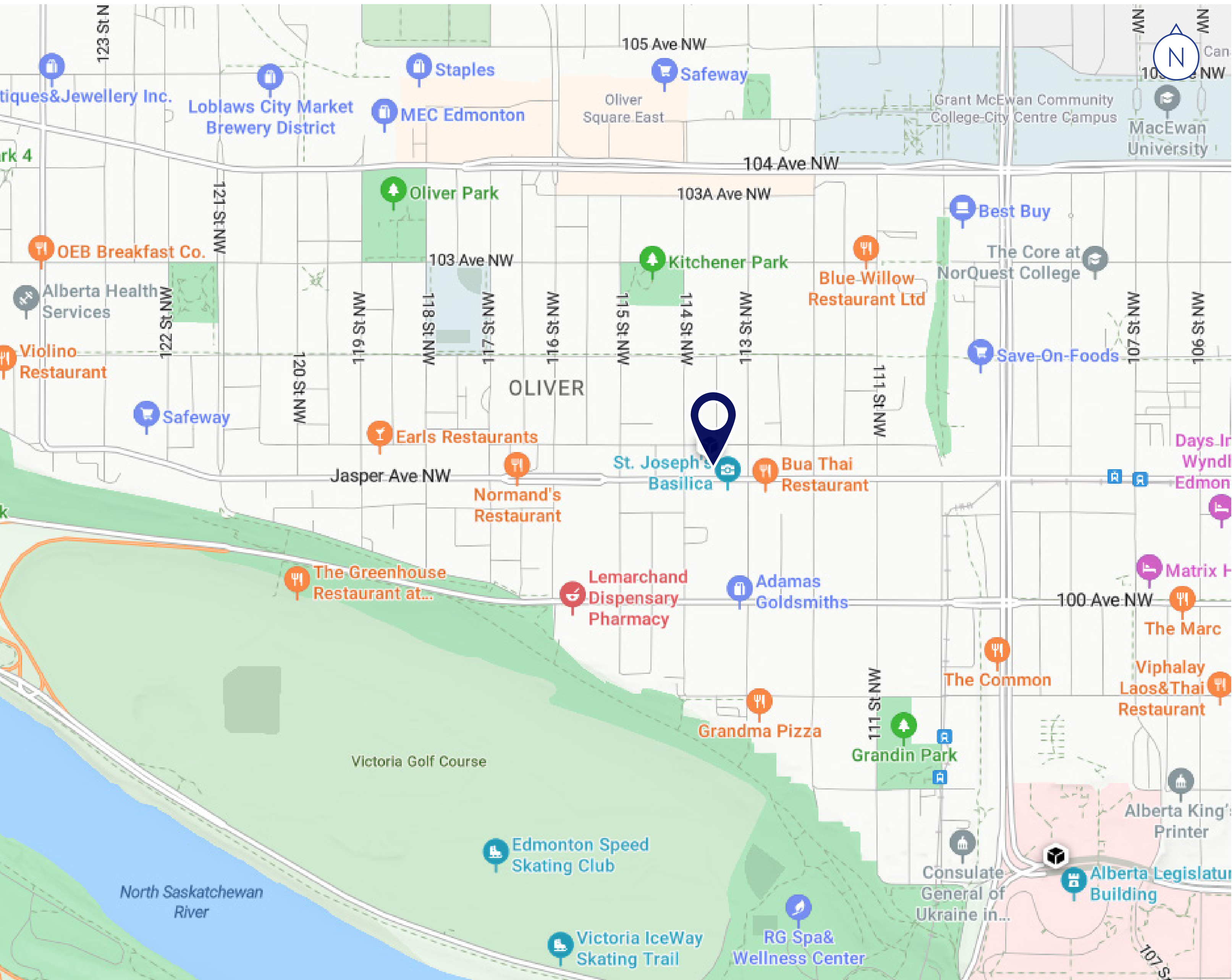
Existing: \$253,712  
Stabilized at 90% Occupancy: \$603,198

GROSS RENTAL REVENUE PYRCH BUILDING




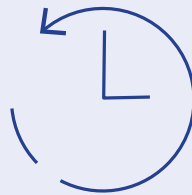



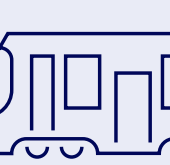

Existing: \$192,870  
Stabilized at 90% Occupancy: \$240,058

OCCUPIED RATES

Jasper Centre: 34.3%  
Pyrch Building: 65.2%

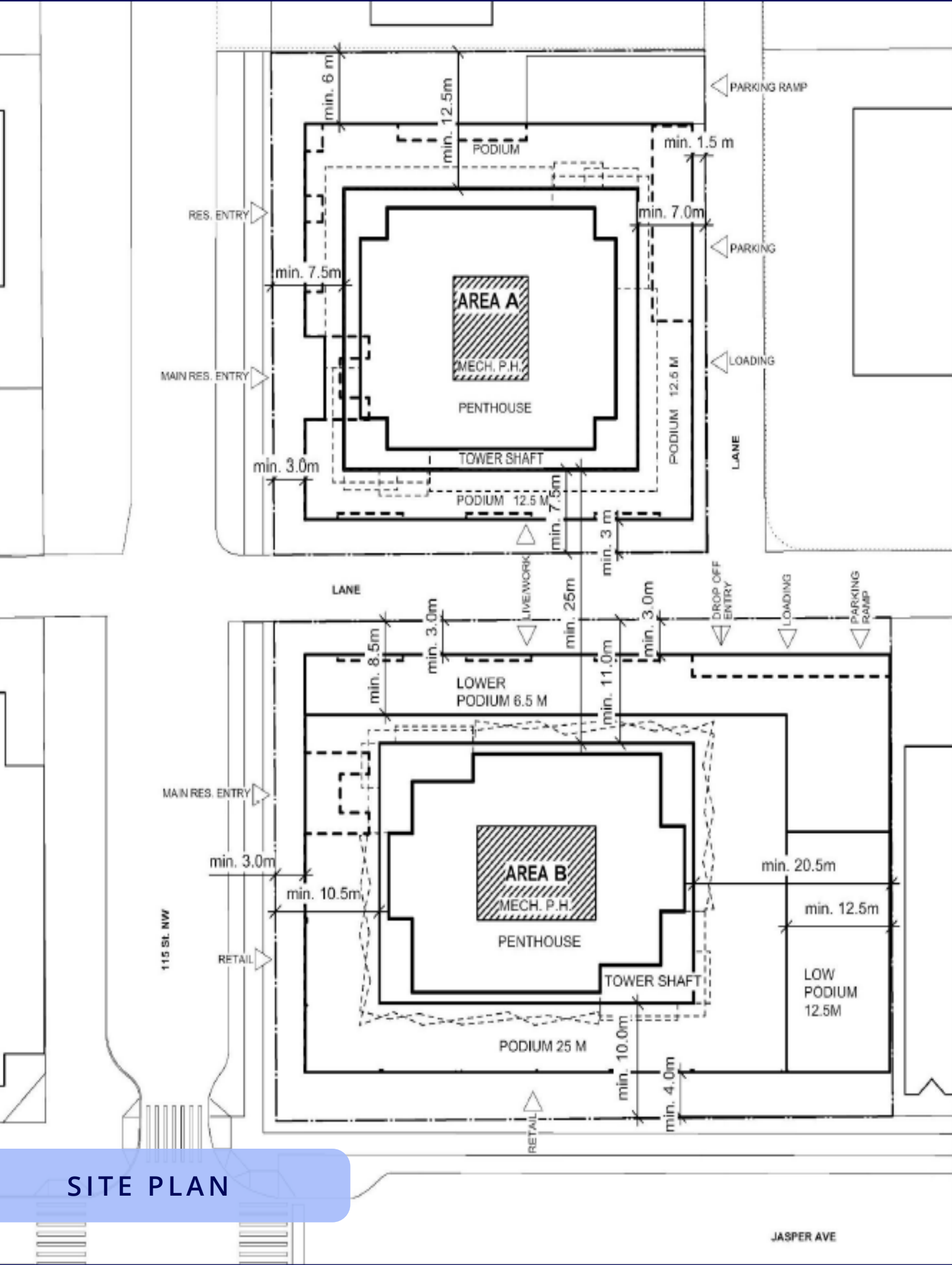


# Location *Overview*

 <b>Population</b> 96,996	 <b>Median Age</b> 36.4	 <b>Population Growth</b> 9.4%
 <b>Day-Time Population</b> 172,056	 <b>Median Household Income</b> \$64,144	 <b>Vehicles/Day</b> 27,735
 <b>Walk Score</b> 80	 <b>Transit Score</b> 67	 <b>Bike Score</b> 78

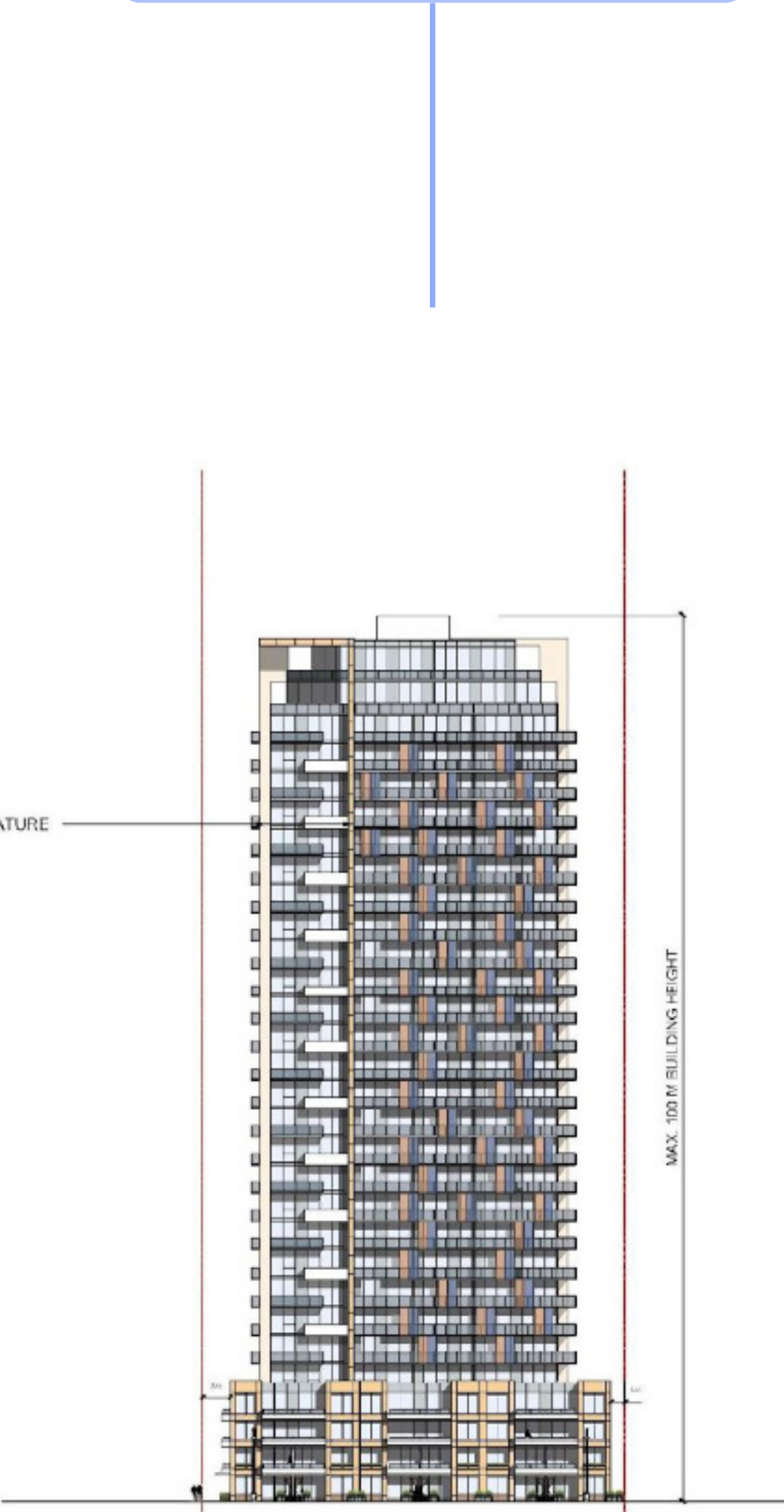
\*within 3km radius

# Allowable *Development*

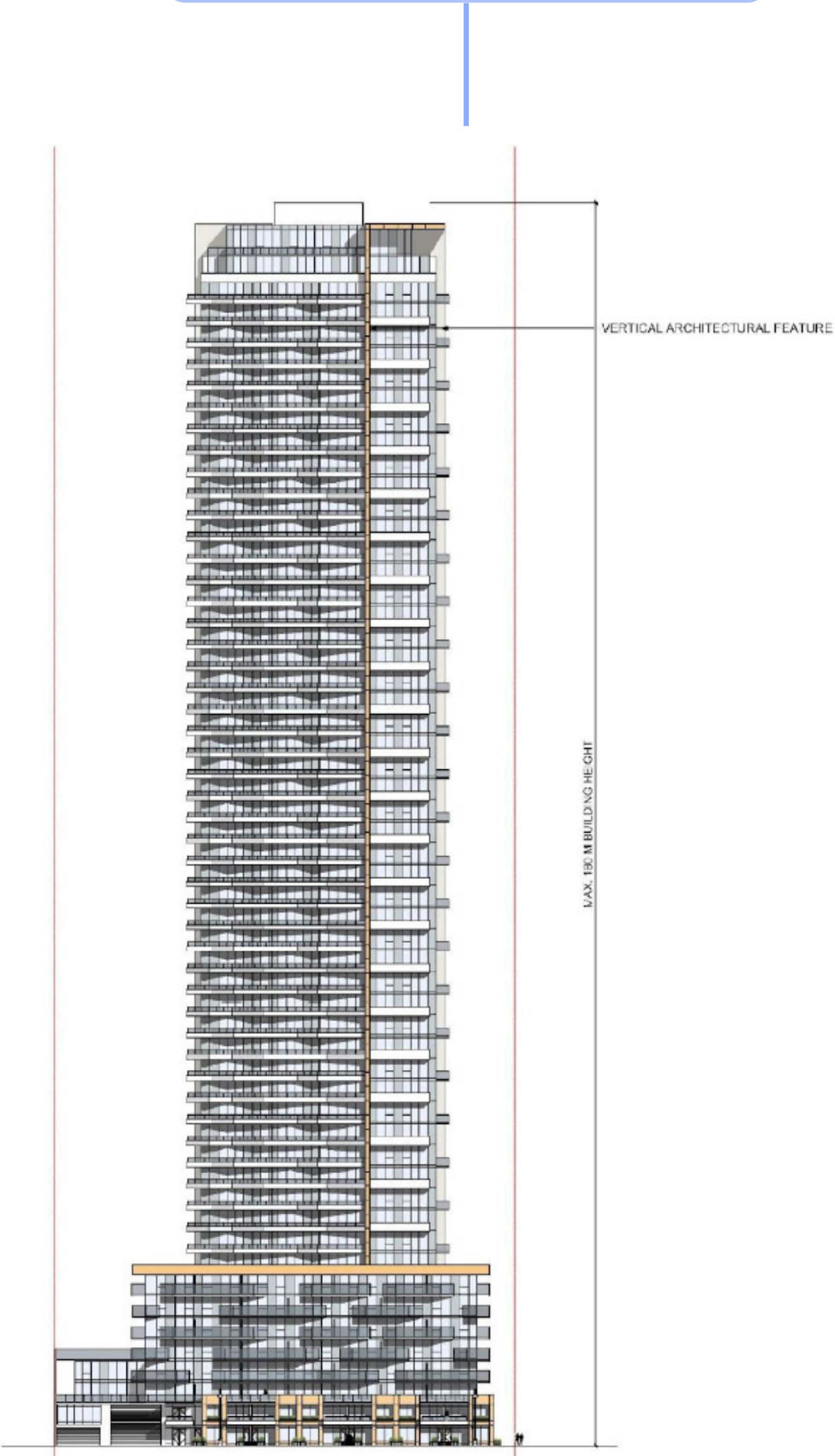


SITE PLAN

SITE A - SOUTH ELEVATION



SITE B - SOUTH ELEVATION



Prospective purchasers are invited to submit offers to purchase through Colliers for consideration by the vendor. For access to Colliers' virtual data room, please complete and submit a completed confidentiality agreement and disclosure documents ("CA") to the listing agents. Access will be provided to interested parties upon receipt of an executed copy.

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