

JASPER & 116 STREET

11558 JASPER AVENUE | EDMONTON | AB

**HIGH EXPOSURE BUILD
TO SUIT OR LAND
LEASE OPPORTUNITY**



HIGHLIGHTS

- **±23,872 SF AVAILABLE FOR MULTIPLE BUILD TO SUIT OPTIONS**
- Located on the major East-West thoroughfare of Jasper Avenue
- Street lit all directional access
- The neighbourhood of Oliver has one of the highest residential densities outside the downtown core
- Edmonton Motors redevelopment project slated for construction will add 800 residential units to the immediate area, along with multiple other high density residential projects being completed on Jasper Avenue

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FEATURES

- **Vacancy:** 23,872 SF (Land area)
- **Available:** Immediately
- **Municipal:** 11558 Jasper Avenue, Edmonton, AB
- **Legal:** Plan B3, Block 15, Lots 81-83
- **Access:** Jasper Avenue, 116 Street
- **Zoning:** [Direct Development Control Provision \(DC1 \(18573\)\)](#)
- **Basic Rent:** Negotiable
- **Op Costs:** TBD



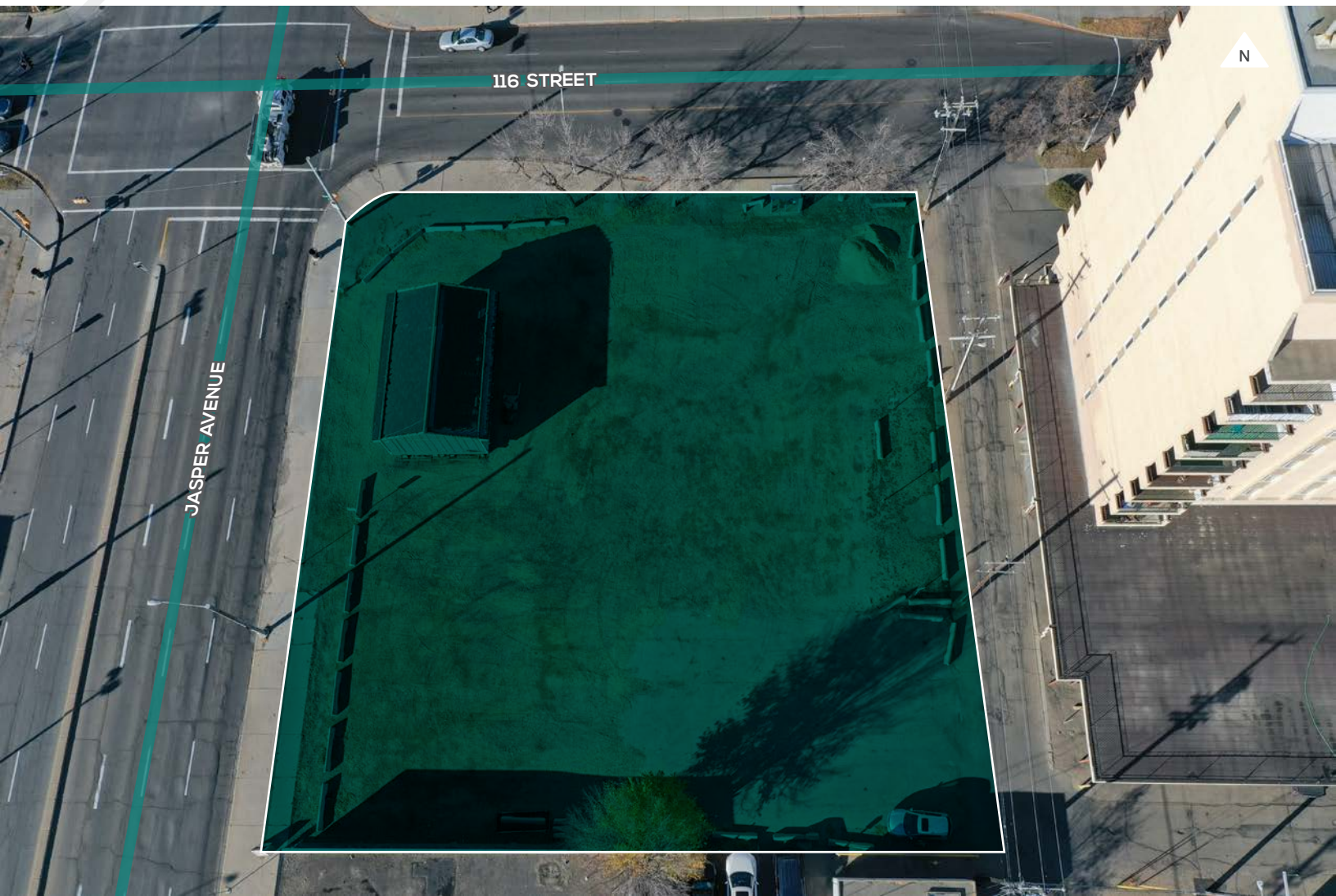
HIGH EXPOSURE
LOCATION

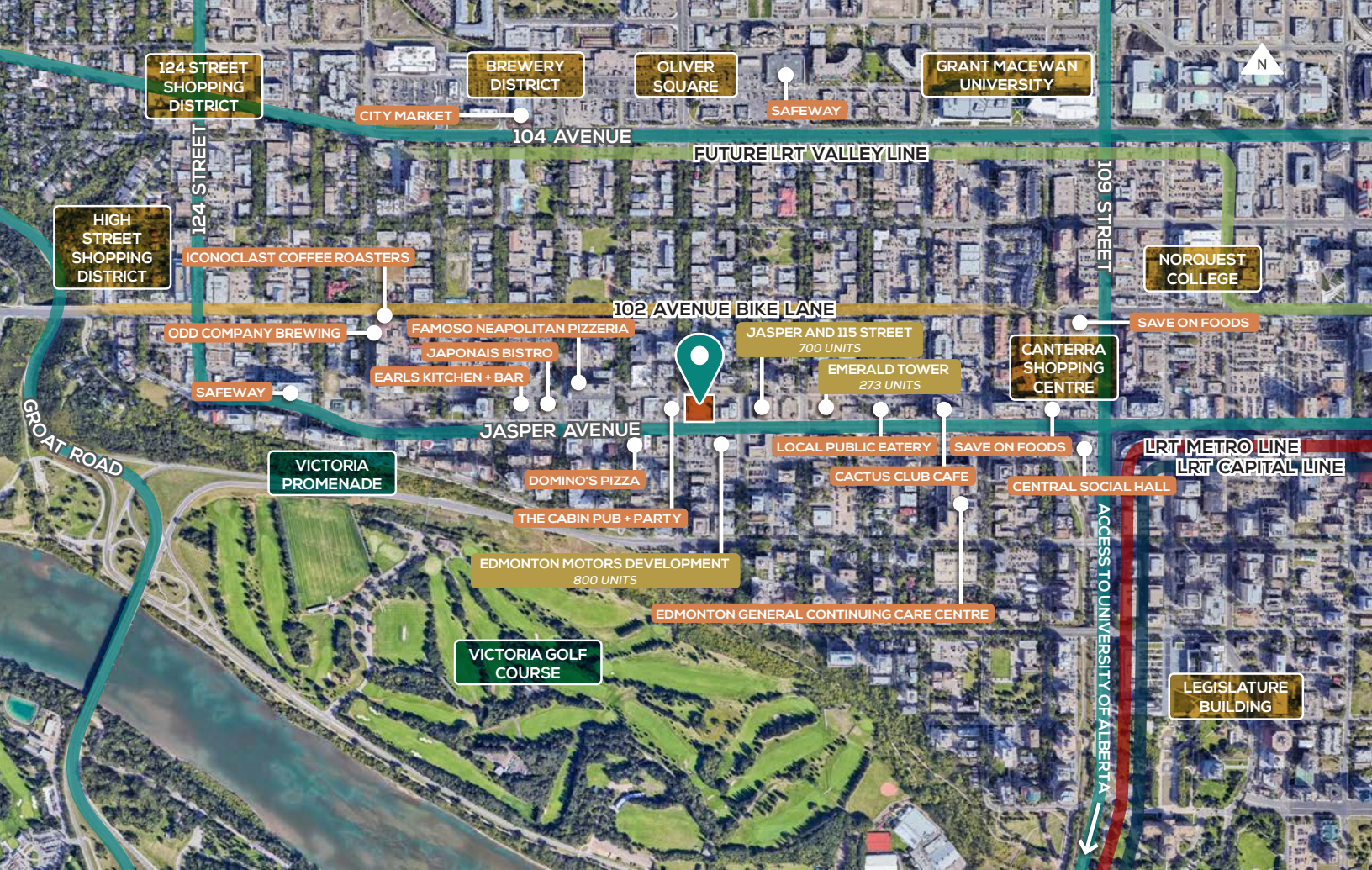


WALKING DISTANCE TO
NUMEROUS AMENITIES



VARIOUS BUILD TO SUIT
OPTIONS AVAILABLE





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OPPORTUNITY

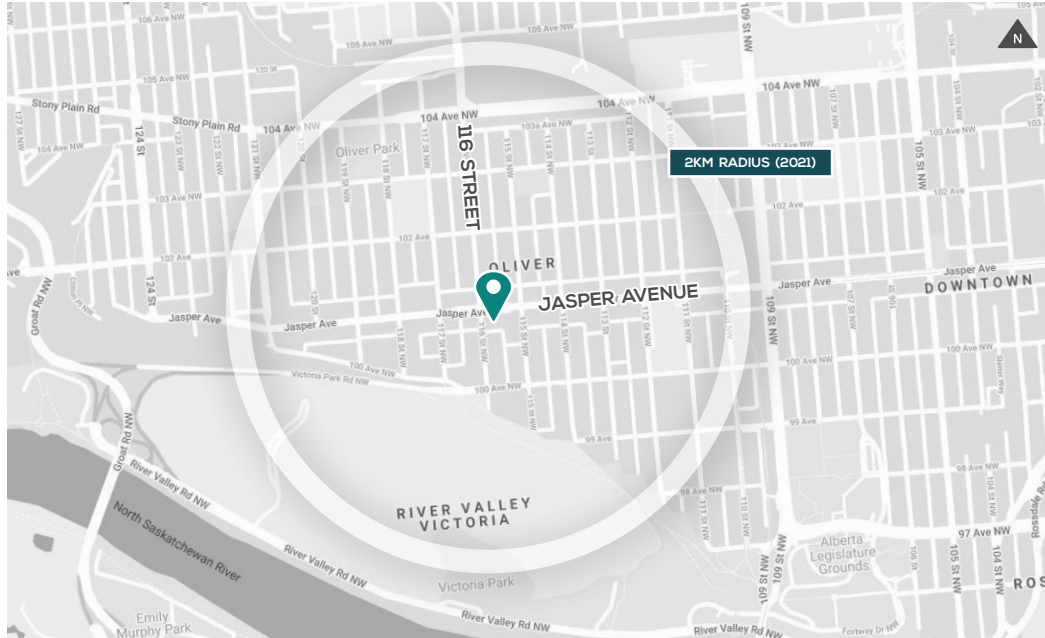
LOCATED CONVENIENTLY ON JASPER AVENUE AND 116 STREET, A MAJOR EAST-WEST THOROUGHFARE CONNECTING WEST EDMONTON TO THE DOWNTOWN CORE. Jasper Avenue sees vehicle traffic of over 28,000 VPD and is surrounded by numerous amenities including restaurants, cafes, personal and professional services, transit, and more.

This ±23,872 SF land parcel can accommodate a wide variety of uses with flexible deal structures available. DC1 zoning allows for a multitude of uses including Bars / Neighborhood Pubs, Cannabis, Convenience Stores, General Retail, Health Services, etc. Major residential developments slated for construction in the immediate area, represent a prime opportunity to capitalize on dominant exposure and strong demographics.

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DEMOGRAPHICS



- 55,199 residents
- **101,128 DAYTIME POPULATION**
- 11.7% growth (2016-2021)
- 16.0% projected growth (2021-2026)



- Average household income of \$88,882
- 25.6% of households earn \$60,000 to \$100,000
- **27.8% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 9.1%
- **20-39 YRS = 50.2%**
- 40-59 yrs = 21.6%
- 60+ yrs = 18.9%




- **28,200 VPD ON JASPER AVENUE**
- 12,200 VPD on 116 Street

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