

FOR SALE DOWNTOWN CHARACTER BUILDING

10432 JASPER AVENUE,
EDMONTON, AB
~5,326 SF TOTAL

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CUSHMAN & WAKEFIELD
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PRICE REDUCTION

JUDICIAL SALE

~~\$1,550,000.00~~
\$1,400,000.00

CUSHMAN & WAKEFIELD
Edmonton
FOR SALE
FREESTANDING
BUILDING +/- 5,326 SF
780 420 1177
cwedm.com

PROPERTY HIGHLIGHTS

Rare opportunity to own an extremely unique and desirable character building along Jasper Avenue in Edmonton's downtown core. This two story predominantly concrete building is one of the skinniest commercial buildings in the city. Most recently the main floor and basement operated as trendy restaurants with the second floor built out as professional offices.

Boasting ample natural light and views of Beaver Hills House Park directly adjacent, this is a tremendous opportunity for an owner/ user, investor or developer.

Located along Jasper Avenue and minutes away from Edmonton's Ice District, Roger's Place (Go Oilers) and 104th street. The immediate area is a dense residential node which hosts an elegant mixture of restaurants, bars, cafe's, retail stores, outdoor markets, and summer event programming.





**MAIN FLOOR
RESTAURANT WITH
FULL KITCHEN**



FRONT ENTRANCE



SECOND FLOOR BISTRO



**MAIN FLOOR
RESTAURANT**

JUDICIAL LISTING

PROPERTY DETAILS

ADDRESS

10432 Jasper Avenue, Edmonton, AB

LEGAL DESCRIPTION

Lot 129, Block 4, Plan NB

PROPERTY TAXES

\$12,941.03 (2023)

ZONING

JAMSC Jasper Avenue Main
Street Commercial Zone

NEIGHBOURHOOD

Downtown

BUILDING SIZE

Main Floor: ~1,630 SF
Second Floor: ~1,866 SF
Basement: ~1,630 SF

BUILT

1978 (est)

LOT AREA

±2,000 SF

PARKING

1 Stall

TENANCY

Presently Vacant

SALE PRICE

\$1,550,000.00

\$1,400,000.00



ADDITIONAL PHOTOS

VIEW OF BEAVERHILL HOUSE PARK



WALK IN COOLER



FIXTURED BASEMENT BAR



SECOND FLOOR



SECOND FLOOR WINDOWS



SECOND FLOOR

PLANNED PARK RENOVATIONS

Beaver Hills House Park and Michael Phair park are soon to be renewed! The renewed park design provides a central gathering space or “heart” of the park surrounded with amphitheatre seating in grass.

Accessible pathways with new paving, flexible seating, new lighting and trees, as well as a new washroom building will be provided.


Playful elements such as a children’s natural play structure and a bouldering wall will provide interactive elements within the park.


Near Jasper Avenue, an open area will allow flexible space for events and will re-integrate the existing Aboriginal Walk of Honour.


Construction is anticipated to start in 2024. It is expected the parks will be completed in 2025




DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	18,027	103,727	208,623

HOUSEHOLDS			
	1km	3km	5km
	10,864	56,730	101,568

AVERAGE INCOME			
	1km	3km	5km
	\$94,642	\$93,892	\$107,208

VEHICLES PER DAY	
	11,500 on 105 Street 7,000 on 102 Avenue 22,500 on Jasper Avenue



NEIGHBORHOOD PROFILE

Located at the edge of Edmonton's trendy and historical Warehouse District and along Jasper Avenue, this neighborhood is truly a special blend of upscale retail, residential and boutique office space.

The site is minutes away from Ice District and Rogers Place, which host hundreds of event nights a year ranging from world class concerts to our local sports heroes. At a street level, the Jasper Avenue and 104th Street area hosts a mixture of retail ranging from fashion to specialty food products, casual restaurants, fine dining, pubs, bars and other associated "high street" activity.

During the summer, the area is a popular patio destination and a perpetual venue for outdoor events, ranging from Saturday farmers markets to classic car rallies and food truck festivals. The local demographic is largely comprised of young urban professionals, many of whom are employed in the downtown core and enjoy the "walk to work" lifestyle.

ANNUAL CHARITY CAR RALLY



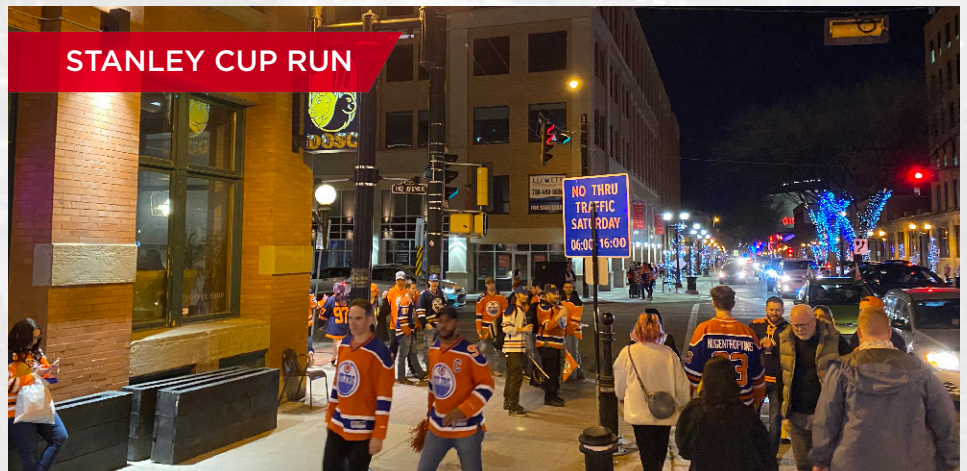
FILMING LOCATION FOR HBO'S "THE LAST OF US"



STANLEY CUP RUN



STANLEY CUP RUN



EDMONTON'S DOWNTOWN CORE



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