



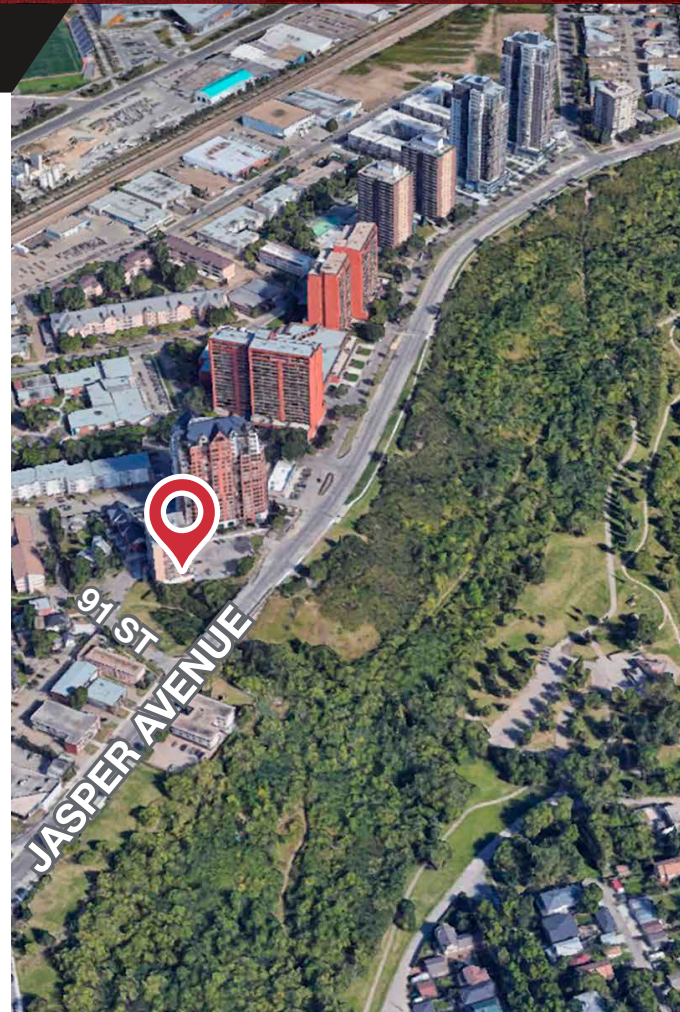
PRIME EXPOSURE TO JASPER AVE

Unit #2, 9028 Jasper Avenue Edmonton, Alberta

Property Features

- Currently built out as a hair salon with ventilation for restaurant on west side of premises
- 5 parking stalls with an additional 28 stalls in the lot
- Prime exposure to Jasper Avenue
- Zoning (RA9) high rise apartment zone
- Available immediately

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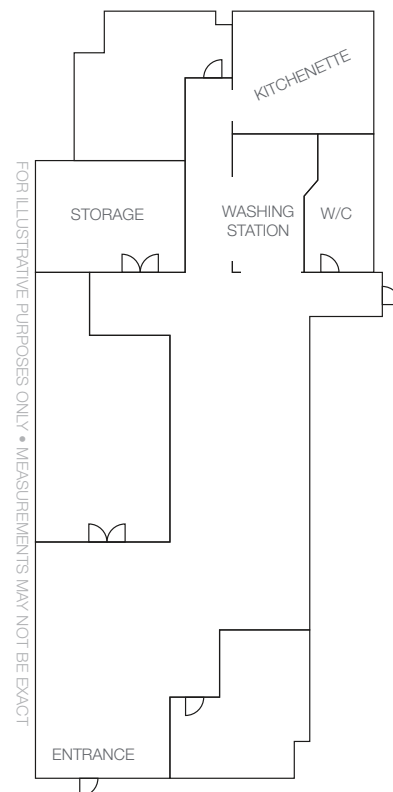


For Lease
Jasper Ave Retail Space



9028 Jasper Avenue, Edmonton AB

SIZE AVAILABLE	1,787 sq.ft.
LEGAL DESCRIPTION	Condo Plan 1621000, Unit 2
ZONING	RA9 (High Rise Apartment Zone)
NET LEASE RATE	\$25.00/sq.ft./annum
OPERATING COSTS	\$15.17/sq.ft./annum (2022) Includes common area maintenance, property taxes, building insurance, management fees, parking and utilities (heat, water, electrical)



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