

FOR SALE

Prime Retail Unit

HighExposure | JasperAvenue | WestDowntown | High Density

\$1,379,000

UNIT FOR SALE

CLEMENTINE BAR

KAYU AESTHETICS

RE/MAX
REAL ESTATE
COMMERCIAL

THE PEARL

11949 & 11953 Jasper Ave NW,
Edmonton, AB

This 2,207 sq. ft. unit offers outstanding exposure along Jasper Avenue, delivering prime street-front visibility in a highly travelled and rapidly growing urban area.

With strong surrounding demographics and immediate access to major downtown amenities, the location provides a strategic advantage for a wide range of professional and retail users.

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Property Details

11949 & 11953 Jasper Ave NW,
Edmonton, AB

Legal Description:

CONDOMINIUM PLAN: 1520090

UNITS: 4 & 5

Unit Size: 2,207 Square Feet

Building Year: 2011

Zoning: DC2

Parking: 2 Titled Stalls

Purchase Price: \$1,379,000

Condo Fees: \$2,259.45 per Month

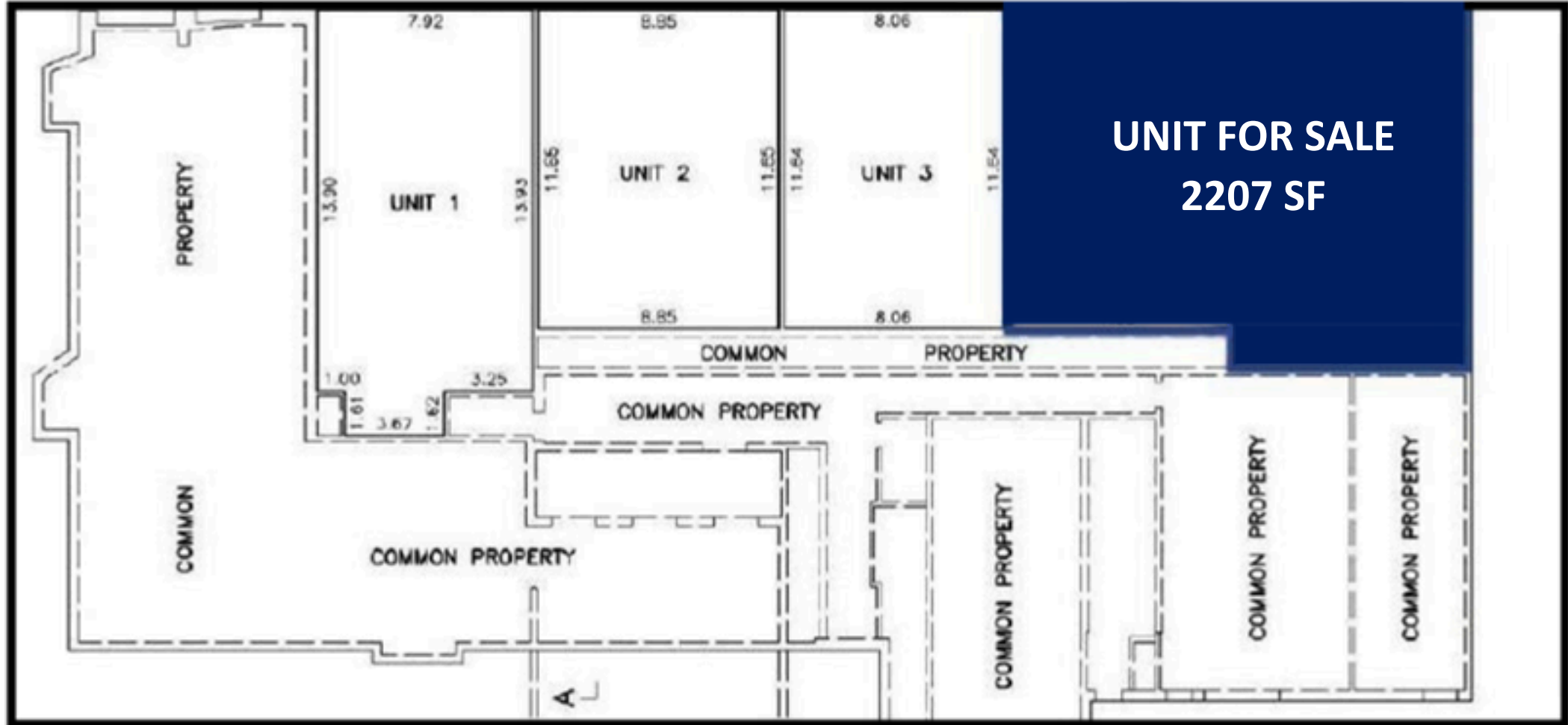
Property Tax: Unit 4: \$12,807.54 (2025)

Unit 5: \$15,267.24 (2025)

- Prime Jasper Avenue street-front exposure with exceptional visibility
- Situated beneath and surrounded by high-density residential towers, providing a strong built-in customer base
- 2,207 sq. ft. of versatile commercial space suitable for professional, medical, retail, or service-based uses
- Continuous pedestrian and vehicle traffic along one of Edmonton's busiest urban corridors
- Highly walkable and transit-accessible location with immediate access to downtown and Oliver
- Surrounded by notable amenities, cafés, restaurants, and lifestyle services

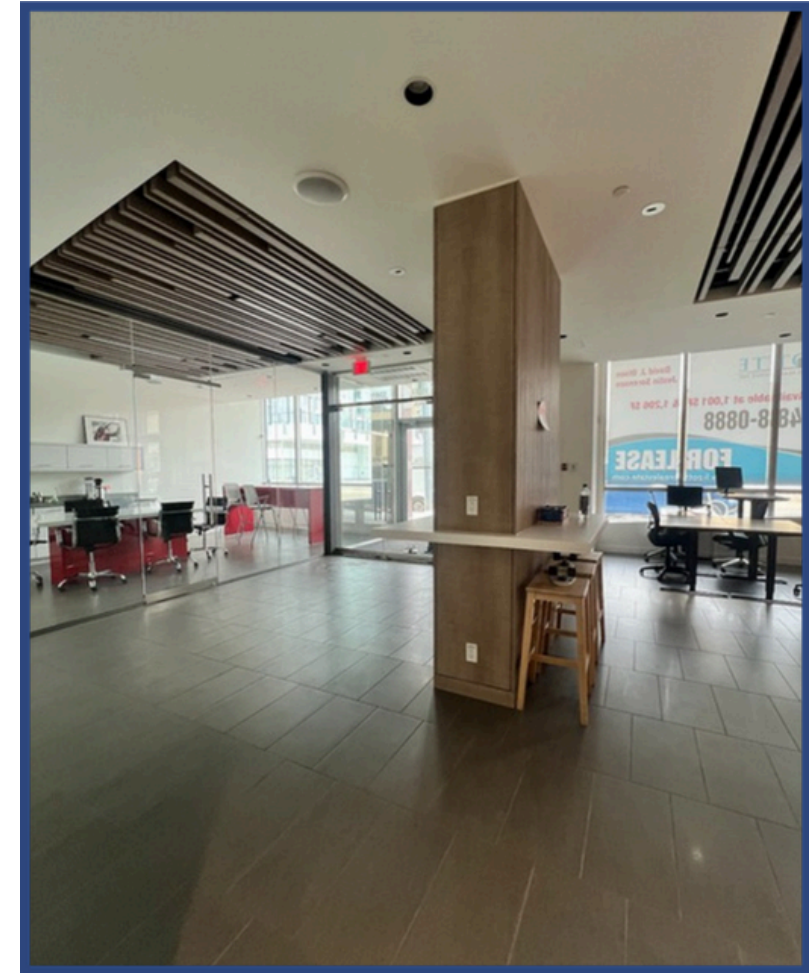
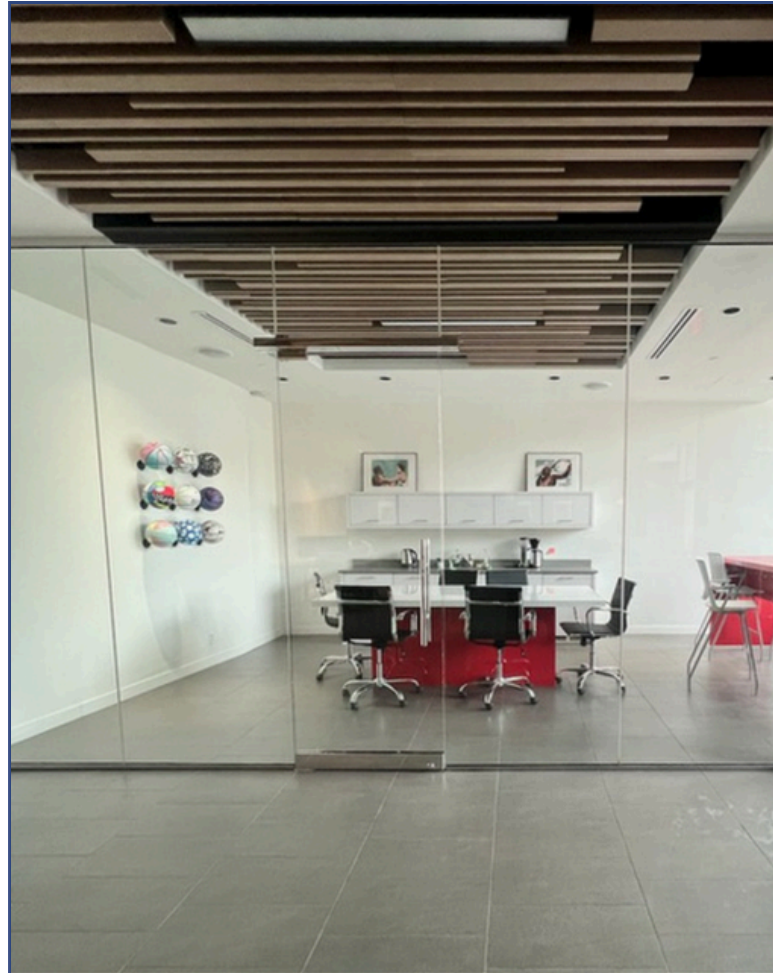
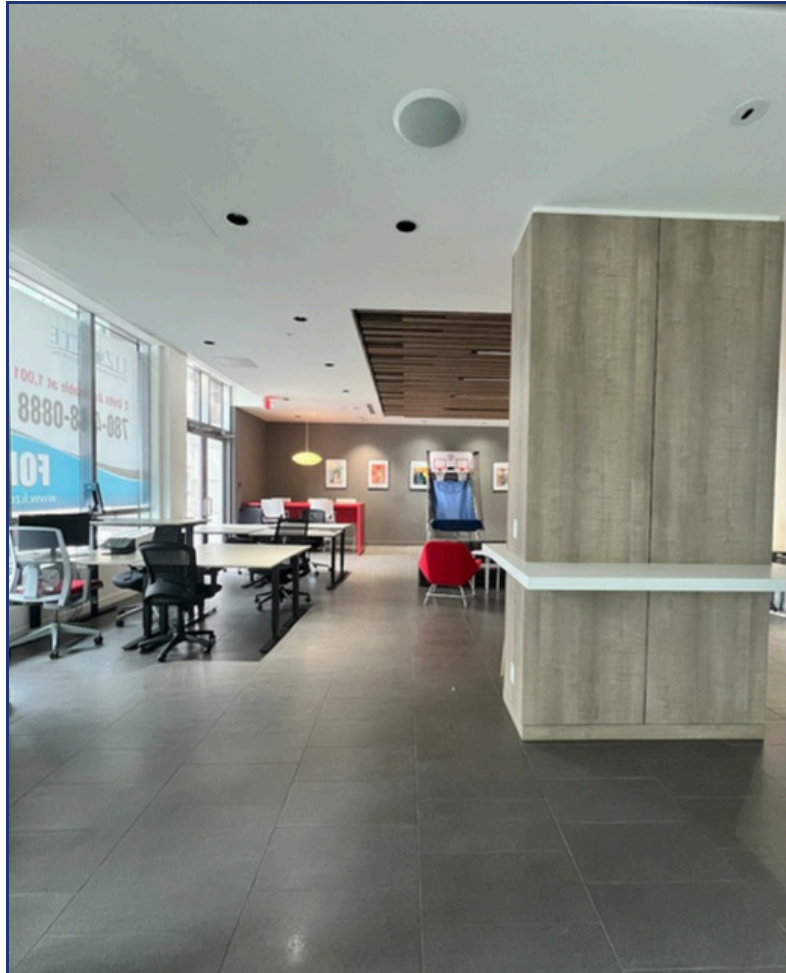
Floor Plan

11949 & 11953 Jasper Ave NW,
Edmonton, AB



Interior Photos

11949 & 11953 Jasper Ave NW,
Edmonton, AB



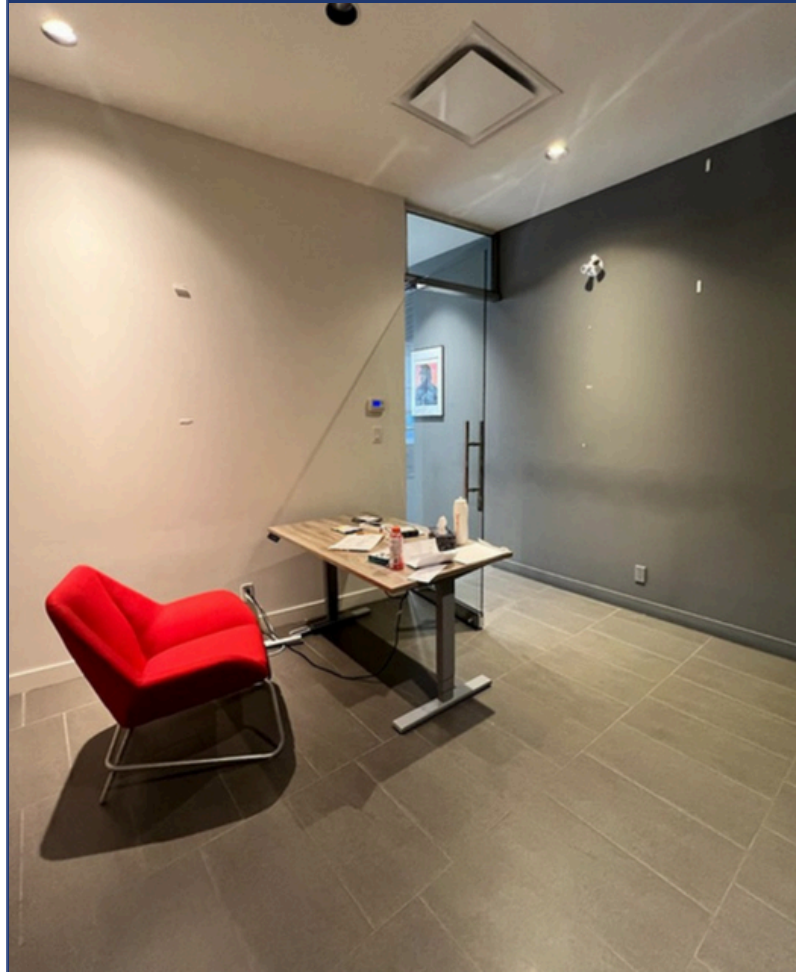
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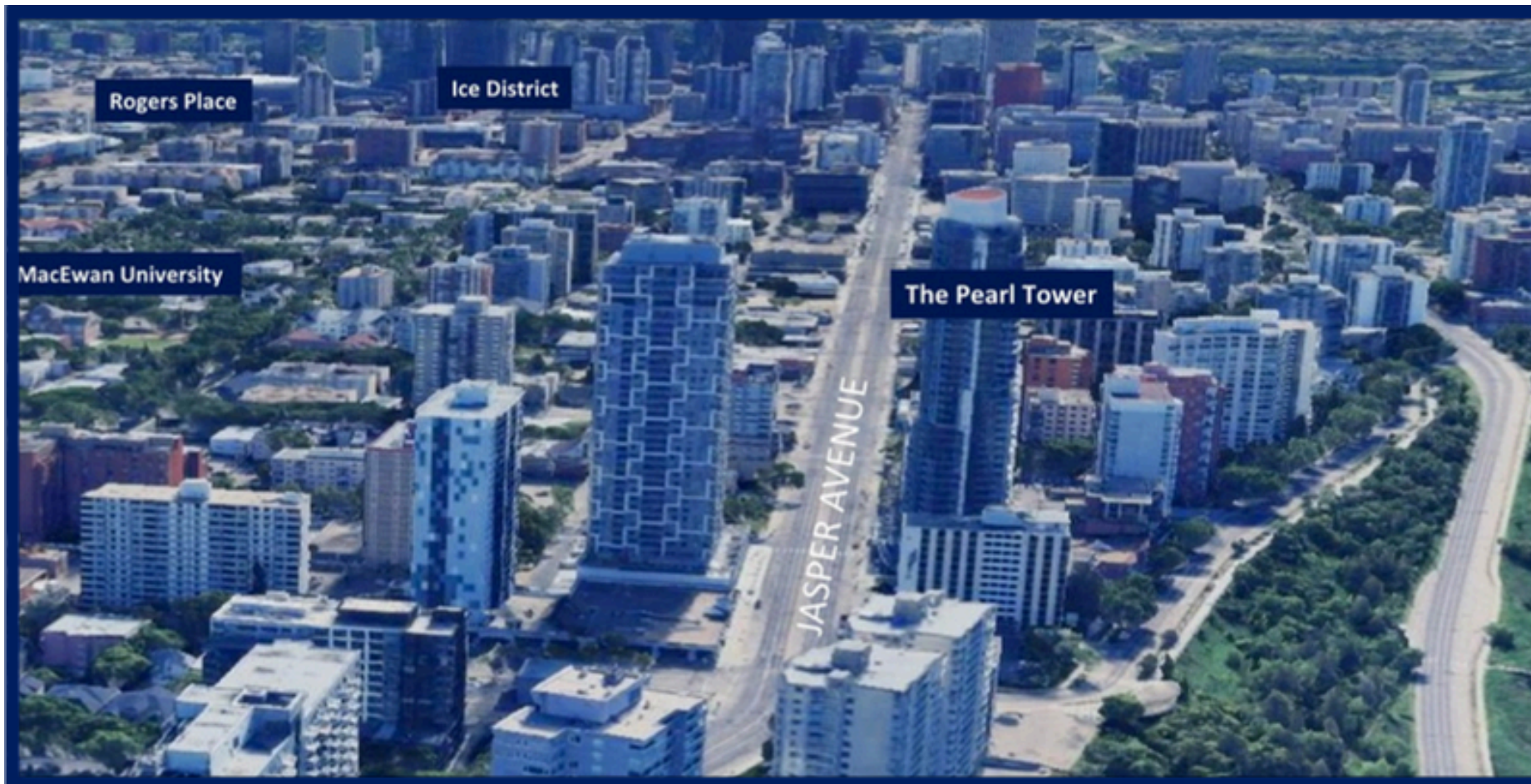
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Location

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JASPER AVENUE



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