

J104 BUILDING

10343 & 10349 JASPER AVENUE | EDMONTON | AB

FOR SALE

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TWO STOREY BUILDING LOCATED ON JASPER AVENUE - 10,423 SF TOTAL

- 100% Leased building. Includes 3 of Edmonton's most acclaimed restaurants
- 10 gated surface stalls at the rear
- Recently upgraded with over \$2,000,000 in building improvements

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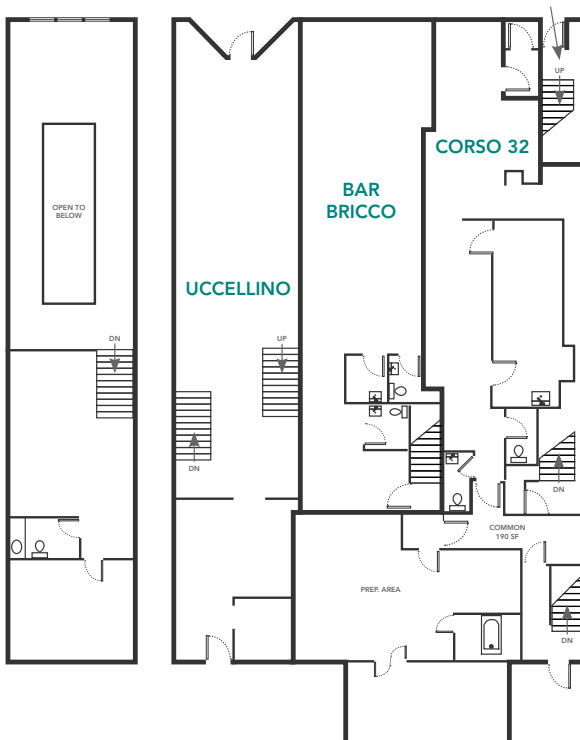
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PROPERTY FEATURES

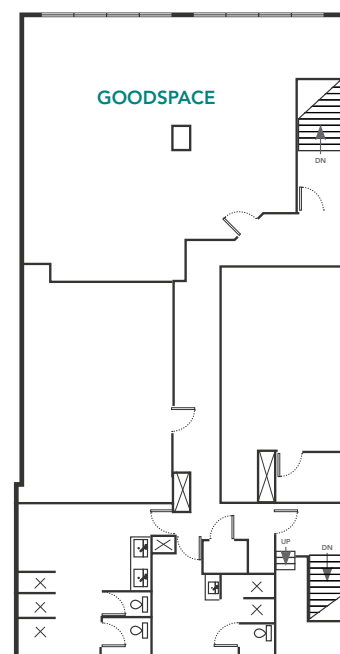
- **Building Size:** Lower Level: 7,000 SF
Main Floor: 7,162 SF
2nd Floor: 3,261 SF
- **Site Area:** 8,453 SF
- **Municipal:** 10343 & 10349 Jasper Avenue, Edmonton, NW T5J 1Y5
- **Legal:** Plan 5374NY, Block 3, Lot 74C
Plan 1762HW, Block C & D
- **Access:** Jasper Avenue, 104 St. & 103 St.
- **Zoning:** [Jasper Avenue Main Street Commercial Zone \(JAMSC\)](#)
- **Parking:** 10 surface stalls in rear gated area
- **Tenant Profile:** Corso 32, Uccellino, Bar Bricco & GoodSpace
- **NOI:** Please contact for details
- **Asking Price:** **\$4,900,000**



FLOOR PLAN



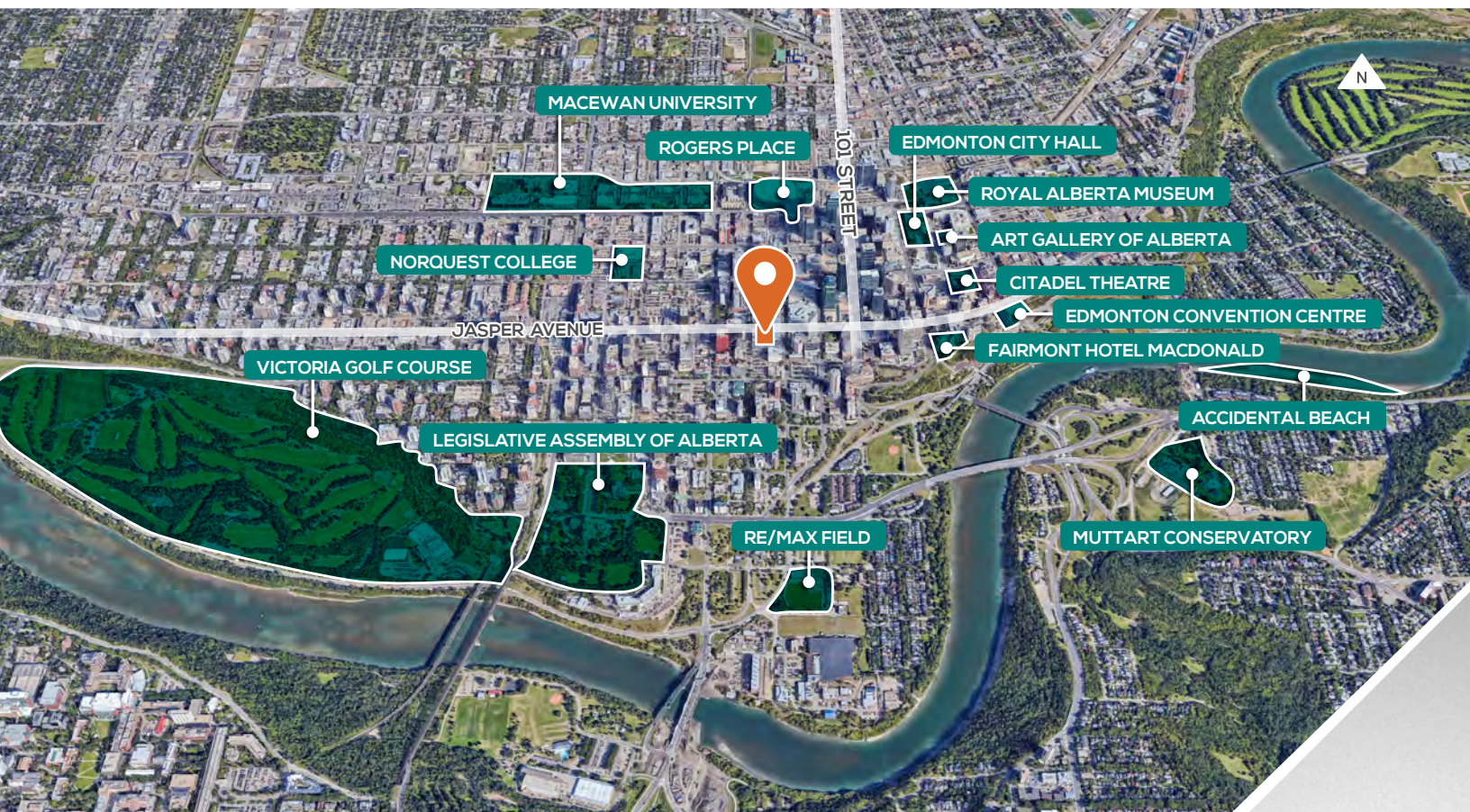
2ND FLOOR PLAN



OPPORTUNITY

THIS CENTRALLY LOCATED BUILDING OFFERS PROMINENT EXPOSURE ONTO JASPER AVENUE, SEEING TRAFFIC OF OVER 22,600 VEHICLES PER DAY. The property benefits from direct access to all major bus and LRT routes and allows for quick access to Edmonton's main arterial roads of 104th Avenue, 109th Street and Jasper Avenue, providing efficient access to all nodes outside of the core. Currently tenanted by Uccellino which was rated one of the top 5 restaurants in the city (Edify 2020), Corso 32 ranked the 33rd best Restaurant in Canada (Canada's 100 Best 2018) and Bar Bricco currently ranked the 35th best bar in Canada (Canada's Best 100 2020). This fully leased building offers a unique income producing investment tenanted by some of Edmonton's finest culinary leaders.

The two-storey building is currently demised with 3 restaurant units fronting Jasper Avenue, plus a communal kitchen in the rear of the property. The second storey offers a modern finish, currently being built out as co-working office space. The lower level currently offers storage for the 3 main floor restaurant units. The building has seen over \$2,000,000 in recent improvements. This offering represents a prime investment opportunity to own a distinct character building in Edmonton's downtown core.



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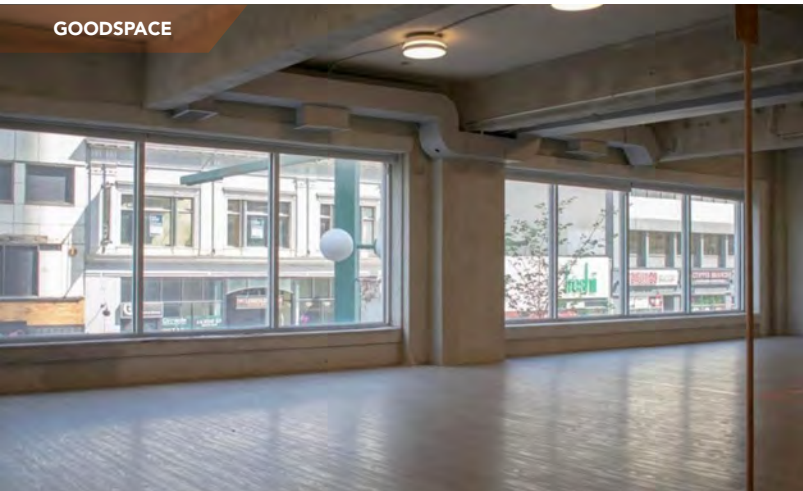
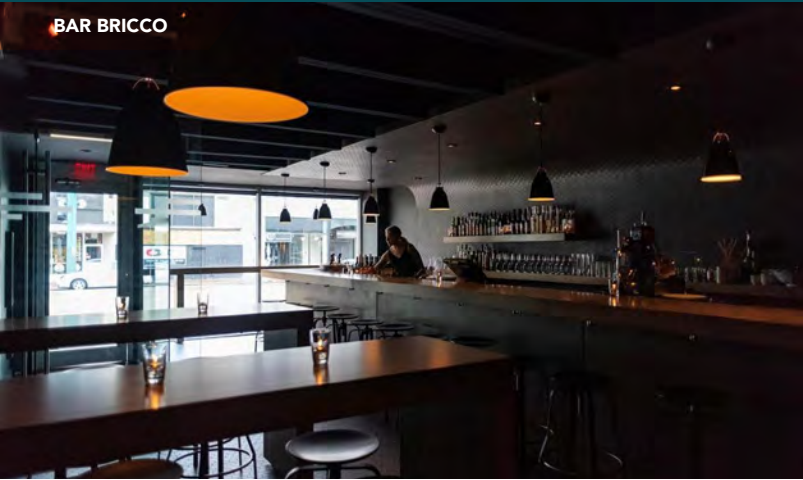
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DEMOGRAPHICS (2KM RADIUS)



- 57,231 residents
- **111,260 DAYTIME POPULATION**
- 11.2% growth (2016-2021)
- 16.3% projected growth (2021-2026)



- Average household income of \$88,774
- 23.6% of households earn \$60,000 to \$100,000
- **27.5% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 8.5%
- **20-39 YRS = 47.8%**
- 40-59 yrs = 23.4 %
- 60+ yrs = 20.3%



- **22,600 VPD ON JASPER AVENUE**

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