

JASPER AVENUE DEVELOPMENT LAND FOR SALE

11350 Jasper Avenue | Edmonton | AB

31,888 SF
CORNER SITE

ON JASPER AVENUE



ERIC SLATTER

Partner

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- Rare opportunity for a developer or owner user along Jasper Avenue
- Rectangular Corner lot
- Imagine Jasper Avenue sitework completed in 2025
- Pedestrian & Transit location for urban lifestyle

1400 Connect Tower

10020 101A Avenue, Edmonton, AB, T5J 3G2

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PROPERTY FEATURES

Site area	31,888 SF
Municipal	11350 Jasper Avenue
Legal	115, 116, Pt 117, 118 / 13 / NB
Access	Easily accessible from Jasper Avenue
Zoning	Mixed Use (MU h85 f11 cf)
Neighbourhood	Wihkwêntôwin
Exposure	114 Street & Jasper Avenue
List Price	\$5,700,000 (\$179 PSF)
Property Tax (2025)	\$45,964.22



HIGH PROFILE CORNER SITE



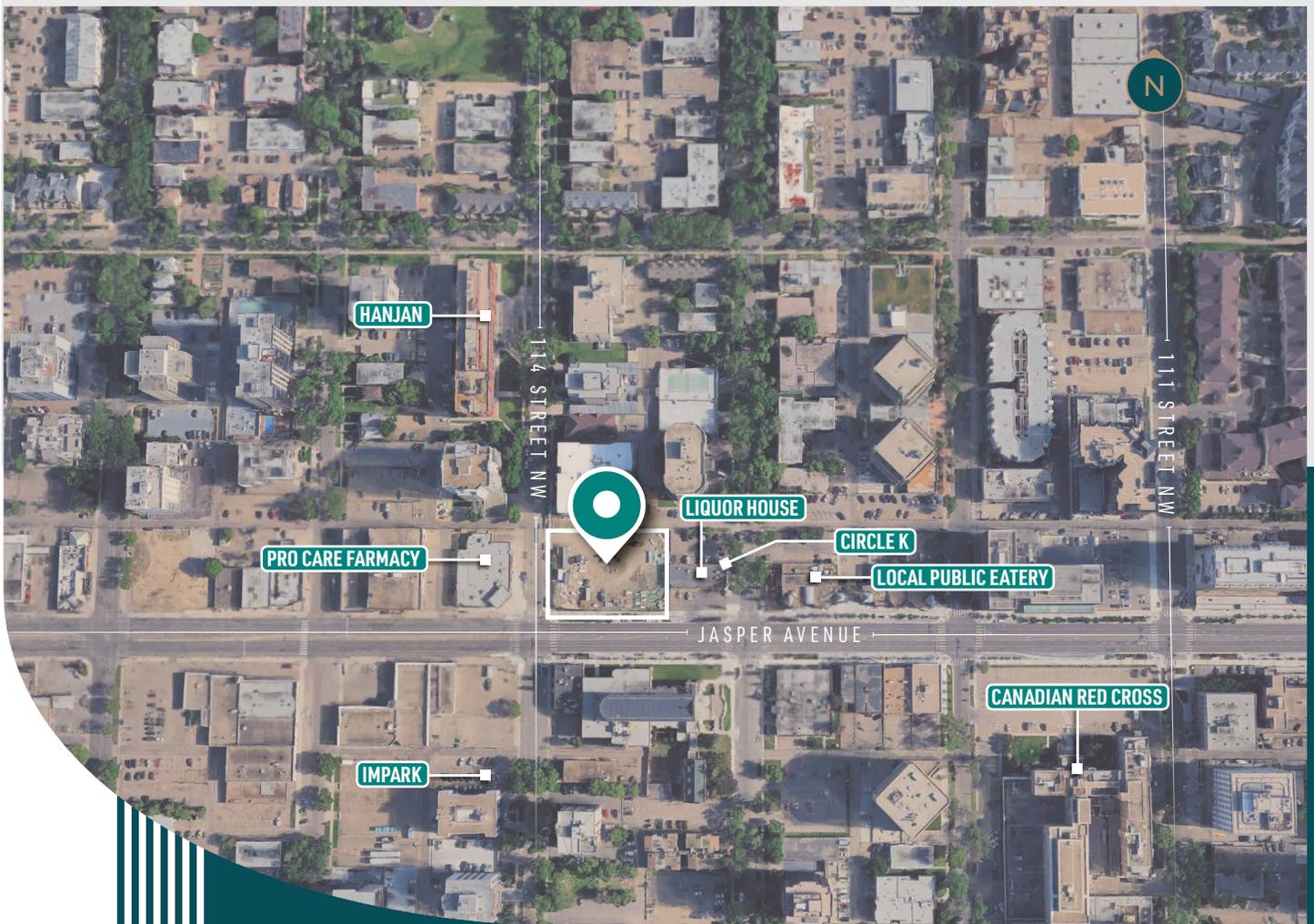
25,370 VPD ON JASPER AVENUE (2023)



MU ZONING ALLOWS FOR A VARYING SCALES OF MIXED-USE DEVELOPMENT

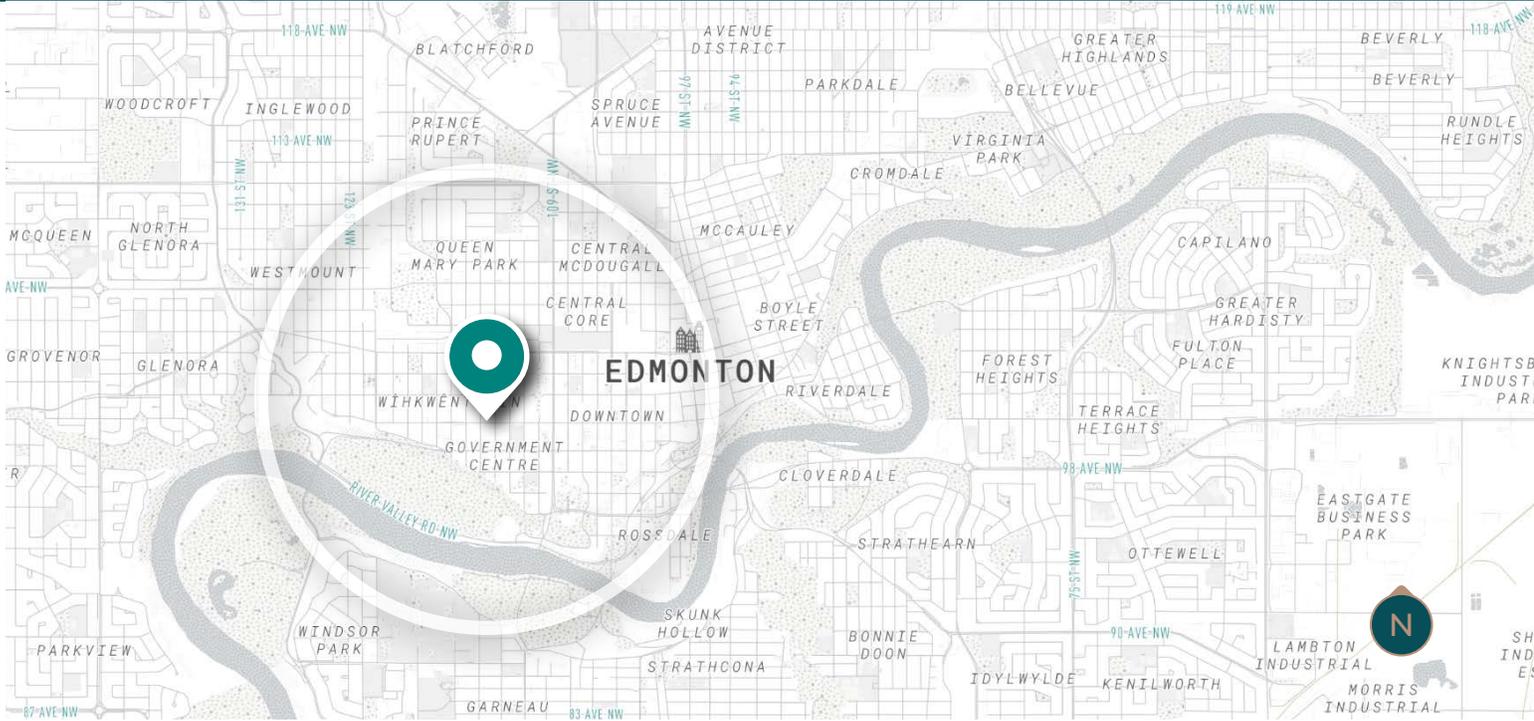
THE OPPORTUNITY

On behalf of the Vendor, we are pleased to release this unique high street property for sale. 11350 Jasper Avenue is ideally situated between Edmonton's financial core and the dense residential neighborhood of Wihkwëntôwin. This site is an opportunity for a developer to capitalize on the recent Imagine Jasper streetscape work.



AREA DEMOGRAPHICS

2 KM RADIUS



+ 25,370 VPD ON JASPER AVENUE (2023)

125,499

DAYTIME POPULATION

60,183 residents
19.3% growth (2018-2025)
19.6 % projected growth (2025-2030)

49.0%

20-39 YRS

0-19 yrs = 9.1%
40-59 yrs = 21.7%
60+ yrs = 20.2%

\$82,650

AVERAGE HOUSEHOLD INCOME

24.6% earn \$60-100,000
25.9% earn \$100,000+

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