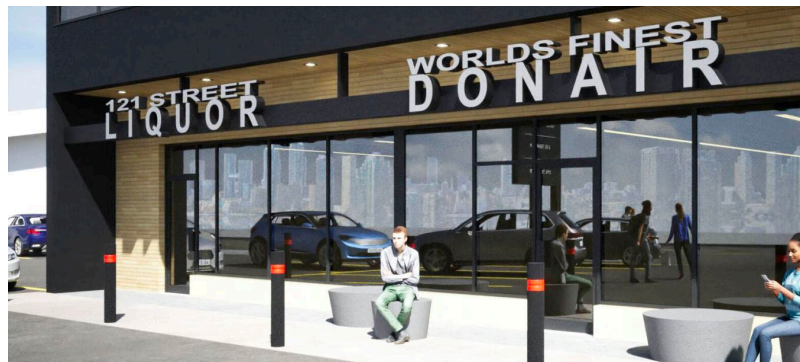


FREE STANDING BUILDING ON JASPER AVENUE

12106 Jasper Avenue, Edmonton, AB

CENTRAL RETAIL FOR LEASE / SALE



- Two storey freestanding building
- High exposure property along Jasper Avenue
- Positioned on the prominent corner of 121 Street & Jasper Avenue
- First rate signage profile and visibility
- Located in the heart of Wihkwentôwin

ERIC SLATTER
Partner
780.686.3742
eric.slatter@omada-cre.com

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

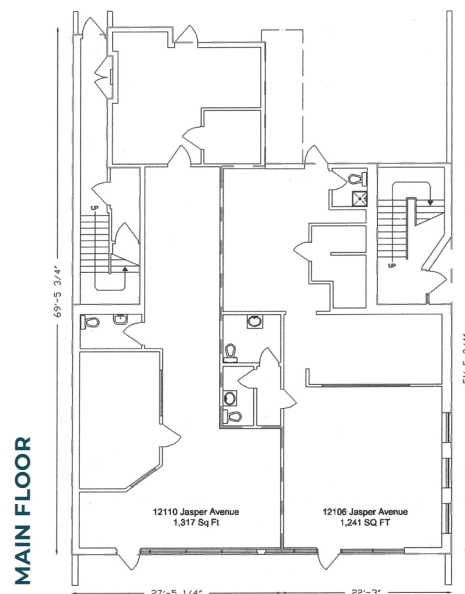
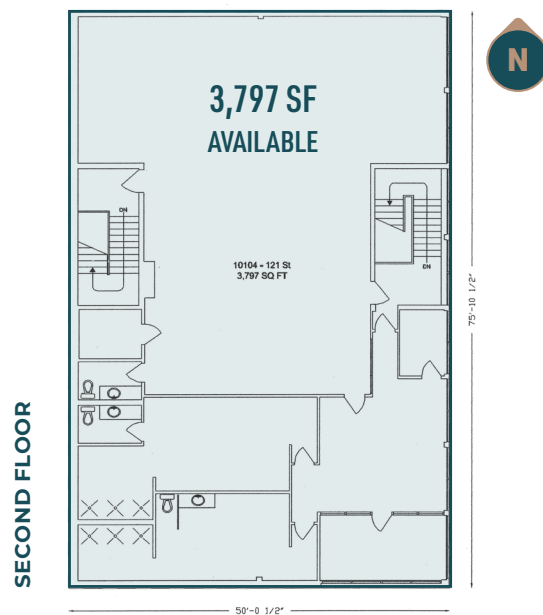
FOR LEASE

2ND FLOOR PREMISES

Premises	Second Floor
Size	3,797 SF
Additional Rent:	\$11.49 PSF (2026 est.)
- Tax	- \$5.63 PSF
- Op Costs	- \$5.86 PSF



FLOOR PLAN



PROPERTY FEATURES

Municipal	12106 Jasper Avenue, Edmonton AB
Legal	Plan 1225U Blk B Lot 5

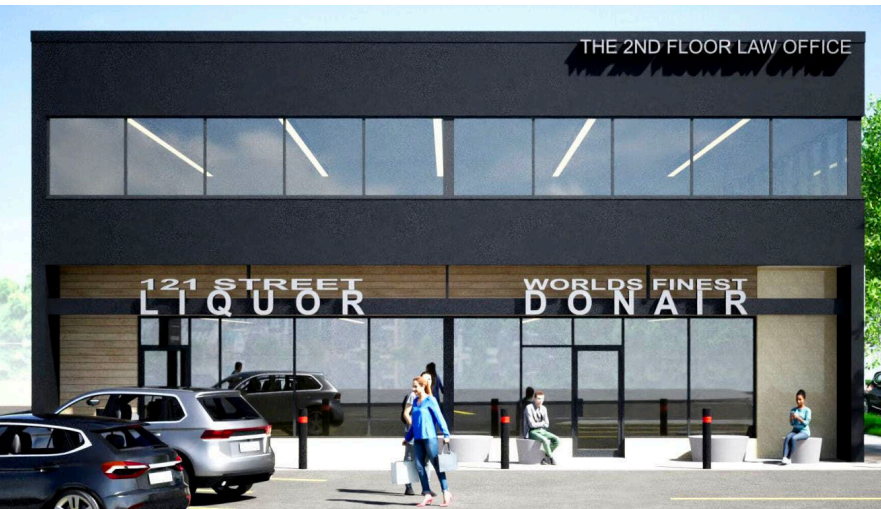
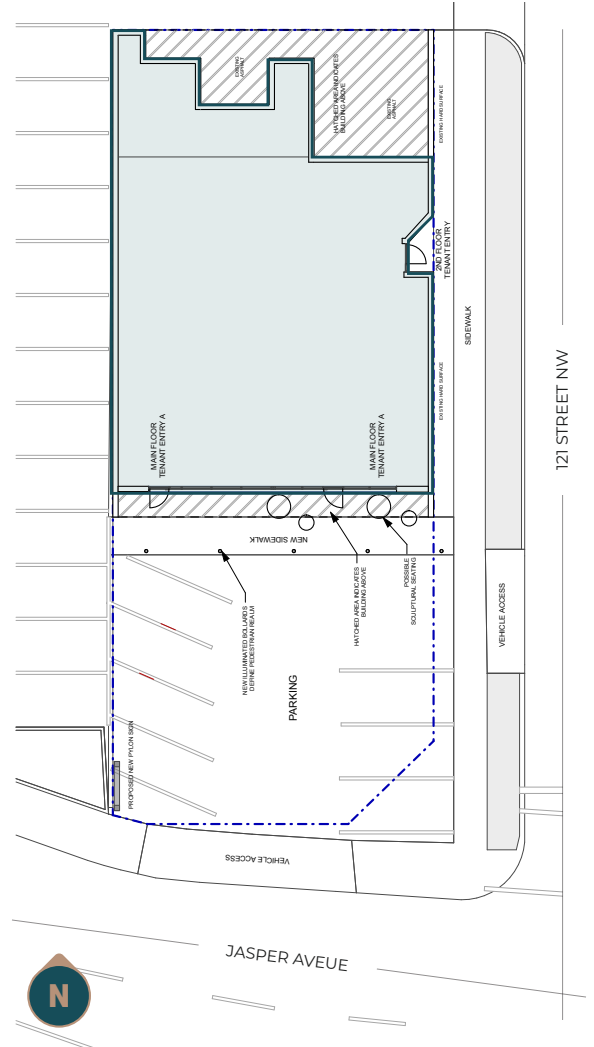
Neighborhood	Wihkwentôwin
Zoning	Mixed Use (MU h45 f7 cf)
Parking	Approx. 7 surface parking spots

FOR SALE

FREE STANDING BUILDING

Purchase Price	\$2,800,000
Land Area	6,012 SF
Year Build	1973
Roof	Replaced in May 2017 (9 years old)
2nd Floor HVAC	Furnaces – 2014. Condensing Unit – 2017
Premises Profile:	
- Second Floor	- 3,797 SF vacant
- Main Floor	- World's Famous Donair: 1,241 SF
- Main Floor	- Liquor Store: 1,359 SF

SITE PLAN



PROMINENT
EXPOSURE ONTO
JASPER AVE & 121 ST



IMAGINE JASPER
REHABILITATION WORK TO
BE COMPLETED FALL 2026



RIVE VALLEY VIEWS
FROM SECOND
FLOOR PREMISES

AREA DEMOGRAPHICS

2 KM RADIUS

64,346

DAYTIME POPULATION

49,455 residents
18.0% growth (2018-2025)
17.0% projected growth (2025-2030)

45.0%

20-39 YEARS

10.5% – 0-19 years
22.2% – 40-59 years
22.3% – 60+ years

\$92,748

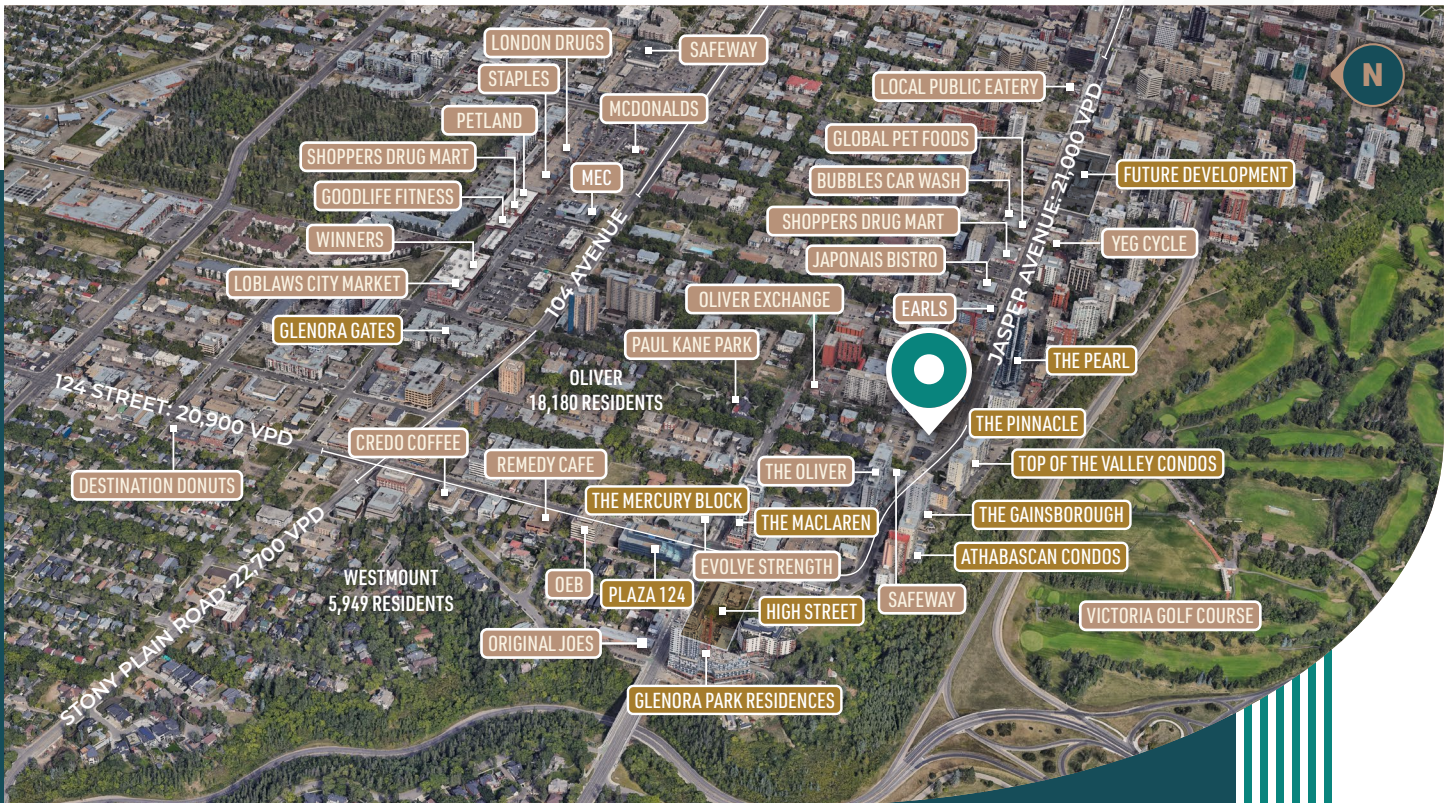
AVERAGE HOUSEHOLD INCOME

26,755 – total households
25.1% earn \$60 - \$100,000
28.8% earn \$100,000+

THE OPPORTUNITY

Located along one of Edmonton's busiest corridors and entertainment districts, this property is situated on the crossroads of Jasper Avenue & 121st Street providing easy access to all corners of the city. Built in 1973, this unique two storey building offers a surface parking, high profile signage, and views of the river valley from the second floor.

World Famous Donairs is one of Edmonton's most long standing, and iconic fixtures on Jasper Avenue. This tenant has been serving the patrons of Jasper Avenue for decades. The Imagine Jasper Avenue project is underway at this property and scheduled to be completed in the Fall of 2026.



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