



SALE PRICE: \$2,350,000

Opportunity

The opportunity exists to redevelop a Jasper Avenue property with unobstructed view overlooking the River Valley. Located next to the newly redeveloped Ukrainian Museum, this historically designed building offers an amazing opportunity for a Jasper Avenue redevelopment

Property Highlights

- Great Jasper Avenue location
- Amazing views of the River Valley
- Tremendous re-development opportunity
- Zoning: DC1 - Direct Control
- Located in the Heritage District of the quarters re-development plan
- Vacant

Locator Map



Lance Frazier
Senior Associate
780.421.1489
lance.frazier@cwedm.com

Nathaniel Bayduza
Senior Associate
780.702.5825
nathan.bayduza@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Features

BUILDING SIZE:	Basement:	6,954 sq. ft.	LEGAL DESCRIPTION:	Plan ND, Block 2, Lots 34 & 35	
	Main Floor:	6,760 sq. ft.		SITE SIZE:	±7,021 sq. ft.
	Second Floor:	6,523 sq. ft.		ZONING:	DC1 - Direct Control
	Third Floor:	<u>6,523 sq. ft.</u>		SALE PRICE:	\$2,350,000
	Total:	26,760 sq. ft.			

View From 3rd Floor



Aerial



Lance Frazier
Senior Associate
780.421.1489
lance.frazier@cwedm.com

Nathaniel Bayduza
Senior Associate
780.702.5825
nathan.bayduza@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com