

# \$1,200,000 - 10432 Jasper Avenue, Edmonton

MLS® #E4444054

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Judicial sale. Rare opportunity to own an extremely unique & desirable character building along Jasper Avenue in Edmonton's downtown core. This two story building is the skinniest commercial building in the city. Most recently the main floor & basement operated as trendy restaurants with the second floor built out as professional offices. Boasting ample natural light & views of Beaver Hills House Park directly adjacent, this is a tremendous opportunity for an owner/user, investor or developer. Located along Jasper Ave & minutes away from Edmonton's Ice District, Roger's Place & 104St. The immediate area is a dense residential node, with an additional 1500+/- apartments to be constructed in the area, which hosts an elegant mixture of restaurants, bars, cafes, retail stores, outdoor markets & summer event programming. Beaver Hills House Park is well underway around 80% complete with completion for this \$10M park estimated to be in 2025. Secure this coveted retail location before someone else does!

Built in 1978

## Essential Information

MLS® # E4444054

Price \$1,200,000



Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Retail
Status	Active

### Community Information

Address	10432 Jasper Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1Z3

### Exterior

Exterior	Concrete
Construction	Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	17
Zoning	Zone 12

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 5:32am MDT