



## Edmonton Alberta

\$1,200,000

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! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net