

FOR SALE/LEASE

JASPER AVENUE CONDO

11769 Jasper Avenue NW, Edmonton, AB



HIGHLIGHTS

- 1,036 sq ft ± modern, multi-purpose, easily adaptable condo
- Excellent visibility fronting Jasper Avenue in the sought-after Oliver neighbourhood
- Surrounded by residential apartment buildings and established businesses
- Unit features a 2 piece washroom and rear door leading to parkade elevator access
- Purchase price includes heated underground parking stall with separate title
- Condo fees cover heat, water, power, garbage removal, and exterior maintenance

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**ROYAL PARK
REALTY™**

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details & Financials

MUNICIPAL ADDRESS 11769 Jasper Avenue NW, Edmonton, AB

LEGAL DESCRIPTION Condo Plan: 0922089; Unit: 18986

ZONING MU ([Mixed Use](#))

TYPE OF SPACE Office

YEAR BUILT 2009

SIZE 1,036 sq ft ±

SALE PRICE **\$495,000.00**

CONDO FEES \$1,215.58/ month

PROPERTY TAXES Condo: \$1095.67/ month or \$12,716.04/ year
Parking Stall: \$153.00/ year

LEASE RATE **\$25.00/ sq ft**

OP COSTS Currently estimated at \$12.48/ sq ft

POSSESSION Negotiable

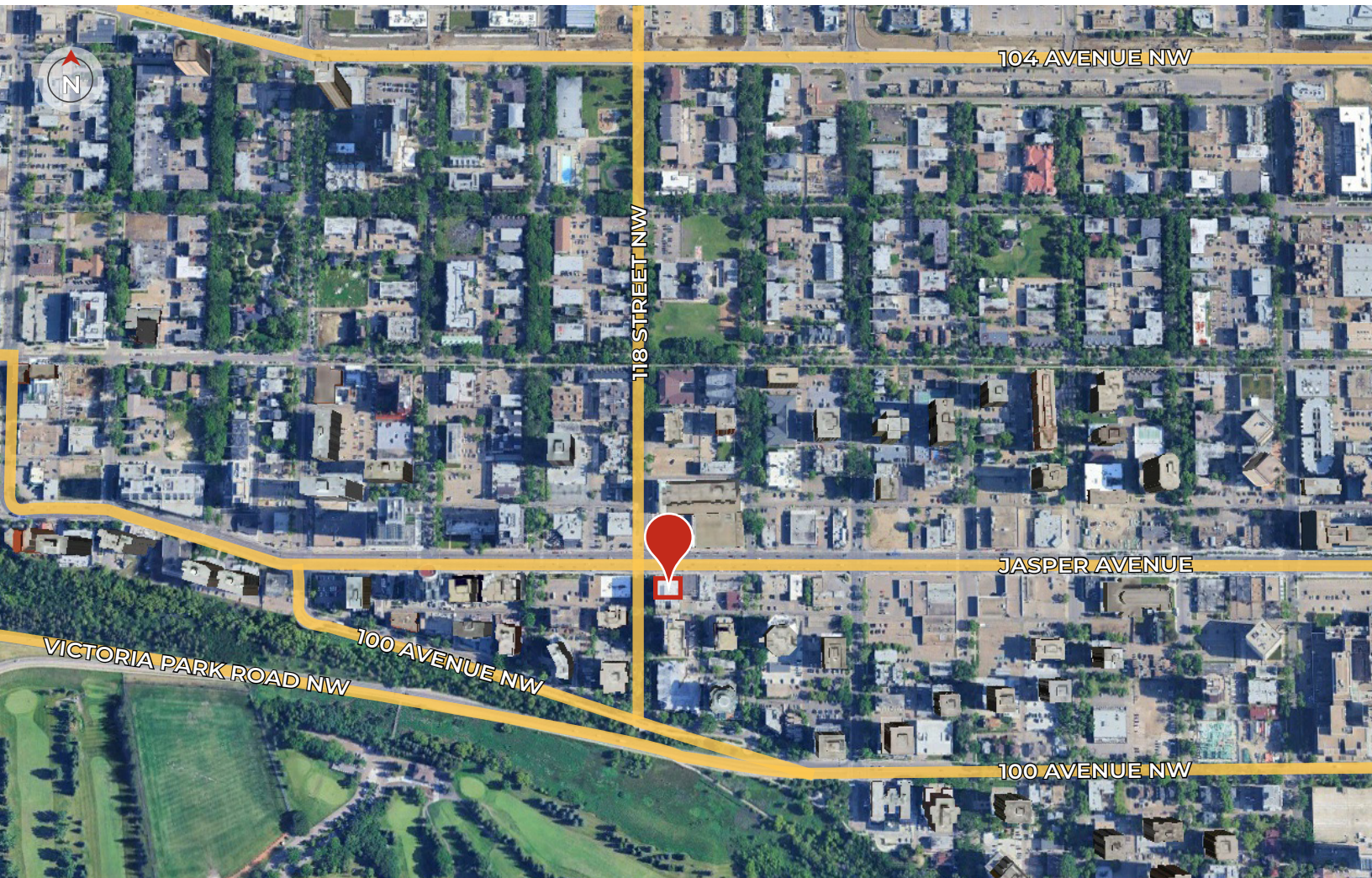


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*Quality Based on **Results**, Not **Promises**.*



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.