

COVARA COMMERCIAL

EXCLUSIVE LISTING — OUT-OF-PROVINCE DISTRIBUTION

— INVESTMENT OPPORTUNITY — EDMONTON, ALBERTA

Downtown Edmonton's *Most Connected*

Address.

10020 Jasper Avenue NW · Suite 1A · Edmonton, AB T5J 1R2

FOR SALE · \$149,900

FOR LEASE · \$22/SF/YEAR

1,013 SF RETAIL CONDO

DIRECT LRT INTERIOR ACCESS

DOWNTOWN PEDWAY CONNECTED

30-DAY POSSESSION

\$149.9K

PURCHASE PRICE

\$22/SF

ANNUAL LEASE RATE

14.9%

GROSS YIELD*

2.5%

CO-OP COMMISSION (SALE)

Suite 1A · 10020 Jasper Avenue NW · Edmonton, AB T5J 1R2 · Zoning RA9
Bonni Pinder · 780-903-3820 · bonni@covaragroup.com

— WHAT'S INSIDE

Table of Contents

- 01** Executive Summary

- 02** Property Highlights

- 03** The Location Advantage

- 04** Photo Gallery

- 05** Floor Plan & Specifications

- 06** Investment Pro Forma

- 07** Market Report & Comparables

- 08** Repositioning Scenarios

- 09** Edmonton Revitalization

- 10** Commission & Contact

— 01 · EXECUTIVE SUMMARY

A Rare Urban Ownership Opportunity

Suite 1A at 10020 Jasper Avenue NW is a **1,013 SF retail condominium** positioned at the most strategically connected commercial address in downtown Edmonton.

Situated on the lower concourse level with **direct interior access to Central LRT Station** and Edmonton's 12km pedway network, this unit captures captive, weather-protected foot traffic that no surface location in the city can replicate at this price point.

Available for **purchase at \$149,900** (\$147.98/SF) or **lease at \$22/SF per year** — significantly below comparable downtown retail condos that trade at \$350–\$500+/SF. The property offers:

- ✓ **~14.9% gross yield** on asking price at \$22/SF lease
- ✓ **DSCR of ~2.5x** — well above the standard 1.20x lender threshold
- ✓ **Condo ownership** eliminates all landlord renewal risk
- ✓ **White-box ready** for a new concept with 30-day possession

**Gross yield based on \$22/SF base rent only. Estimates for illustrative purposes. Verify*



independently.

02 · PROPERTY HIGHLIGHTS

Everything You Need. *Nothing You Don't.*

PROPERTY ADDRESS	Suite 1A, 10020 Jasper Ave NW, Edmonton AB T5J 1R2
TOTAL AREA	1,013 Square Feet
PROPERTY TYPE	Retail Condominium (Owned Title)
ZONING	RAg — Downtown Core
BUILDING YEAR	1968 (Established Mixed-Use)
LEVEL	Lower Concourse — LRT Level
LRT CONNECTIVITY	Direct Interior — Central Station
PEDWAY ACCESS	Yes — Full 12km Downtown Network
PREVIOUS USE	Quick-Service Restaurant (Pizza)
CONDITION	White Box — Ready for New Concept
PURCHASE PRICE	\$149,900 (\$147.98/SF)

\$149,900
PURCHASE PRICE

\$22/SF
ANNUAL BASE LEASE RATE
+Est. \$14-\$18/SF Additional Rent

~14.9%
GROSS YIELD ON ASKING PRICE*

LEASE RATE	\$22.00/SF/Year (Base Rent)
POSSESSION	30 Days from Accepted Offer
GST	Seller to confirm applicability
CONDO CORP	Confirmed — Details via Condo Status Certificate



— 03 · THE LOCATION ADVANTAGE

The Infrastructure *Nobody Else Has.*

CENTRAL LRT STATION — DIRECT INTERIOR ACCESS

One of fewer than a dozen commercial units in Edmonton with true interior, weather-protected LRT connectivity. Captive commuter traffic passes your door every morning, noon, and evening — 365 days a year. No lease arrangement can manufacture this advantage.

12KM DOWNTOWN PEDWAY NETWORK

Directly connected to Edmonton's heated, enclosed pedway linking Stantec Tower, ATB Place, Rogers Place, Edmonton City Hall, Edmonton City Centre Mall, and dozens of Class A office towers. In winter, all pedestrian traffic routes indoors — past this exact unit.

SURROUNDING DEMAND GENERATORS

Rogers Place (20,000-seat arena), multiple Class A office towers, 2,000+ residential units within walking distance, ATB Place, government buildings, hotels, and a rapidly

CONDO OWNERSHIP — ZERO LANDLORD RISK

Most downtown operators lease. This is condo ownership. No rent escalation at renewal. No eviction risk. No landlord leverage. Long-term equity upside. The

densifying residential base that grows every quarter.

address is yours permanently — a moat most competitors can never afford to build.

— 04 · PHOTO GALLERY

See the Space.



INTERIOR FEATURE

Exposed beam ceilings, designer tile panels & warm-lit atmosphere — **move-in**

STREET PRESENCE

Jasper Ave frontage + **Central Station signage visible** — dual exposure to street and

VIRTUAL TOUR

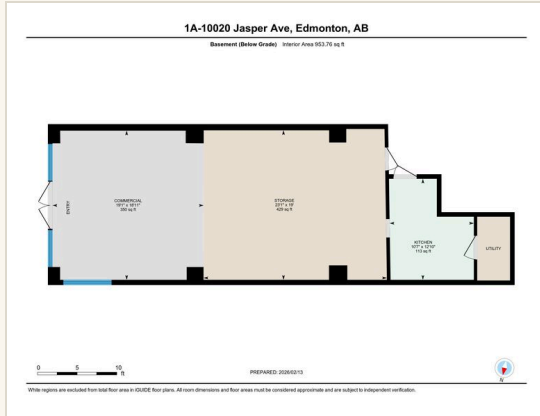
3D Matterport tour available:
youriguide.com/1a_10020_jasper_ave_edmonton_ab/

quality
buildout

transit foot
traffic

05 · FLOOR PLAN & SPECIFICATIONS

The Footprint.



IMPERIAL FLOOR PLAN · 1,013 SF · SUITE 1A
LOWER CONCOURSE

SPACE DETAILS

TOTAL AREA	1,013 Square Feet
LEVEL	Lower Concourse
LRT ENTRY POINT	Direct Interior — Central Station
PEDWAY CONNECTED	Yes
STREET ACCESS	Jasper Avenue NW (Dual Entry)
PREVIOUS USE	Quick-Service Restaurant
EXISTING INFRASTRUCTURE	Food-service layout (equipment excluded)
CEILING FEATURE	Exposed beam + designer tile panel
CONDITION	White Box Ready
POSSESSION TIMELINE	30 Days from Accepted Offer

WHAT'S INCLUDED IN THE SALE

- ✓ Condominium unit (bare shell)
- ✓ All permanently attached fixtures
- ✓ Title to condo lot (free & clear, verify)
- ✓ 30-day possession timeline

Not included: All restaurant equipment, trade fixtures, POS systems, signage, kitchen equipment, furniture — business assets sold separately by current operator.

06 · INVESTMENT PRO FORMA

The Numbers *Speak Clearly.*

PURCHASE SCENARIO — OWN THE ASSET

Asking Price	\$149,900
Price Per SF	\$147.98/SF
Down Payment (30%)	\$44,970
Mortgage Amount	\$104,930
Rate (Conv. Commercial)	6.25%–7.00%
Amortization	25 Years
Est. Monthly Payment	~\$735–\$760/mo
DSCR (at \$22/SF lease)	~2.5x ✓

LEASE REVENUE SCENARIO — BUY & HOLD

Base Lease Rate	\$22.00/SF/Year
Total Leaseable SF	1,013 SF
Annual Base Rent	\$22,286/Year
Monthly Base Rent	\$1,857/Month
Est. Add'l Rent NNN	~\$14–\$18/SF/Year
Est. Gross Revenue (Ann.)	~\$36,500–\$40,700
Est. Monthly Cash Flow	~+\$1,100–\$1,250*
Gross Yield on Price	14.9%

\$147

PRICE/SF — VS \$350–
\$500+
FOR COMPARABLE
DOWNTOWN UNITS

2.5×

DSCR — WELL ABOVE
LENDER'S 1.20×
THRESHOLD

30

DAYS TO POSSESSION
FROM ACCEPTED OFFER

**Pro forma figures are estimates for illustrative purposes only. Monthly cash flow estimate after conventional mortgage payment, before condo fees, property taxes, and capital reserves. Buyer/tenant to independently verify all operating costs.*

additional rent obligations, and financing terms. Not a guarantee of income or return. 25-year amortization assumed at mid-range rate.

07 · MARKET REPORT & COMPARABLES

Edmonton's Market *Is Working for You.*

Downtown Edmonton's retail market has tightened significantly entering 2026. Edmonton's regional retail vacancy declined to **3.6% in H2 2025** — among the lowest readings in years — while downtown absorption turned positive in Q4 2025 for the first time in six quarters. Bank of Canada rate cuts since June 2024 have improved commercial financing conditions substantially, with commercial rates now in the **5.5%–7.0% range** vs. 7%–9% in 2023.

At **\$147.98/SF**, this listing sits at the lower bound of comparable downtown retail condos — priced to sell in a market with improving fundamentals and constrained inventory.

COMPARABLE ACTIVE LISTINGS — DOWNTOWN EDMONTON RETAIL CONDOS

PROPERTY / LOCATION	SIZE (SF)	LIST PRICE	PRICE/SF	STATUS
Downtown Retail Condo (typical vacant)	900– 1,100	\$140K– \$165K	\$145– \$155	Active
Oliver Area Professional Office Condo	~1,000	\$150K– \$175K	\$150– \$175	Active
106 Street NW, Downtown (Office Condo)	896	\$365,000	\$407	Active
Subject Property — 10020 Jasper Ave Suite 1A	1,013	\$149,900	\$147.98	Active

RECENT COMPARABLE TRANSACTIONS

PROPERTY	DATE	SIZE / TYPE	TRANSACTION DETAIL
Mill Creek Centre, Edmonton	Nov 2024	44,932 SF multi-tenant retail	Sold \$24.25M (~\$540/SF) — validates Edmonton retail investment demand

PROPERTY	DATE	SIZE / TYPE	TRANSACTION DETAIL
Small downtown retail condos (2024)	2024	<1,200 SF comparable units	\$135-\$165/SF for vacant units; premium locations command upper range
Donair & Poutine Shop, Capilano	Feb 2026	1,320 SF business-only	Listed \$199,900 (business only, no real estate) — shows operator appetite
10020 Jasper Ave — Prior Listing	2024–2025	1,013 SF full turnkey	Listed \$225,000 (\$222/SF) — repriced to \$149,900 for strategic repositioning

3.6%

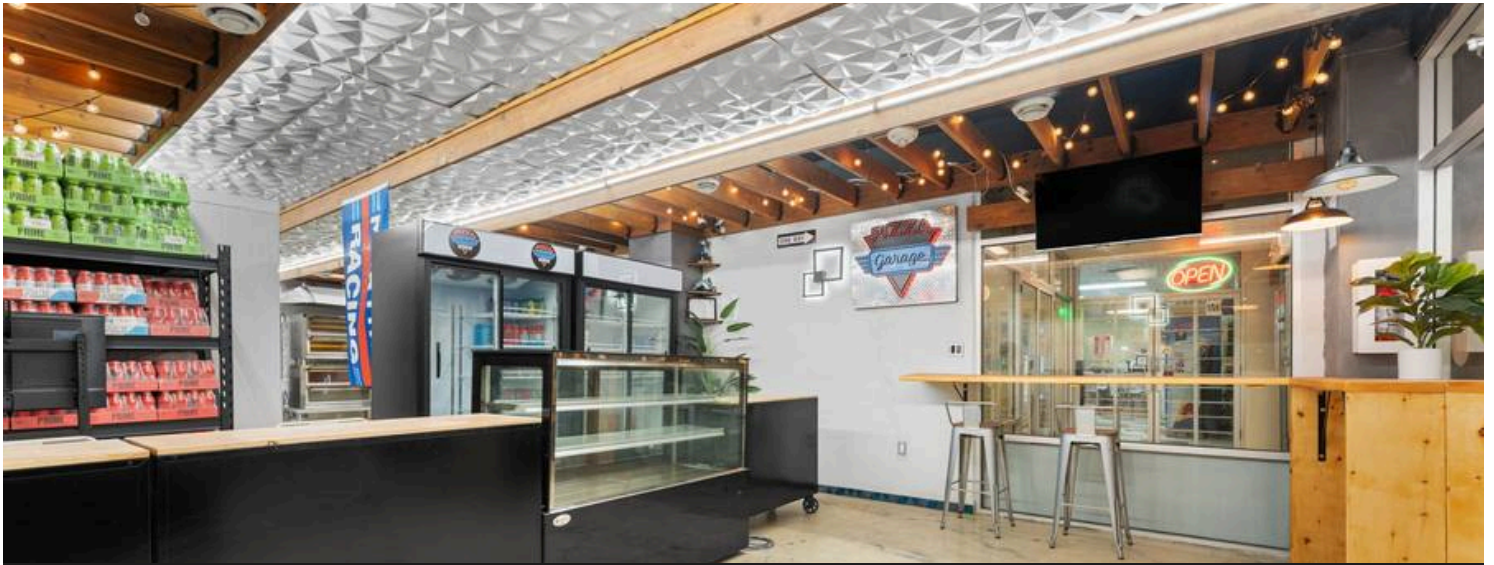
EDMONTON RETAIL VACANCY
H2 2025 — CUSHMAN & WAKEFIELD

\$106M

DOWNTOWN REVITALIZATION
ANNOUNCED FEB 2025

5th









CONSECUTIVE BOC RATE CUT
DEC 2024 — RATE NOW 3.25%



— 08 · REPOSITIONING SCENARIOS

Your Vision. *Your Concept.*

The white-box delivery and LRT-connected location make Suite 1A highly adaptable. The existing food-service infrastructure (excluded from the sale) can be negotiated separately from the current business owner — providing a shortcut to a turnkey operation. Alternatively, the space offers a clean slate for any permitted retail use.

 <p>CAFÉ / QUICK SERVICE</p>	 <p>GRAB & GO / TAKEOUT HUB</p>	 <p>SPECIALTY FOOD / HEALTH</p>	 <p>CONVENIENCE / SPECIALTY RETAIL</p>
 <p>PHARMACY / HEALTH SERVICES</p>	 <p>MEDIA / PODCAST STUDIO</p>	 <p>WELLNESS / FITNESS</p>	 <p>SERVICE RETAIL / BOUTIQUE</p>

STRATEGY A — OWNER-OPERATOR

Buy the unit. Negotiate equipment from current operator separately (\$40K–\$50K estimated value). Open your concept within weeks. Own the real estate while operating the business. **Eliminate the double risk of leasing commercial space while starting a business.**

STRATEGY B — BUY & LEASE INVESTOR

Purchase the condo at \$149,900. Lease to an operator at \$22/SF base rent + NNN. Collect \$1,857/mo base rent. After mortgage service (~\$750/mo), retain ~\$1,100+/mo positive cash flow. **Build equity while a tenant services the asset.**

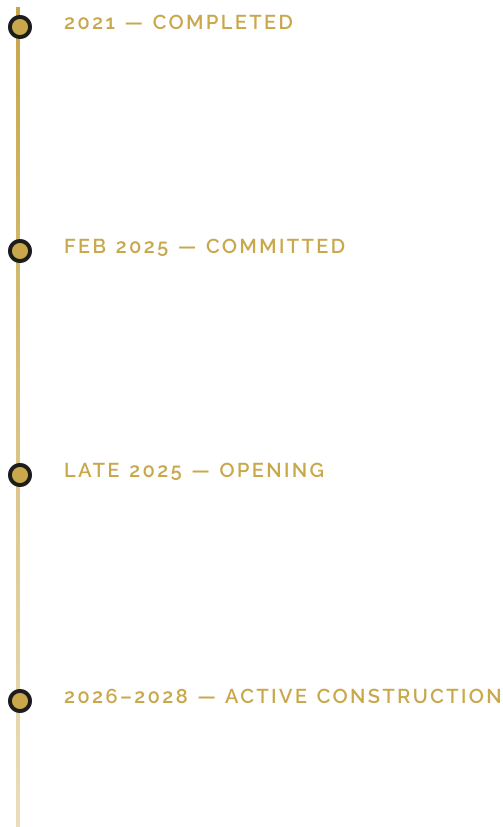
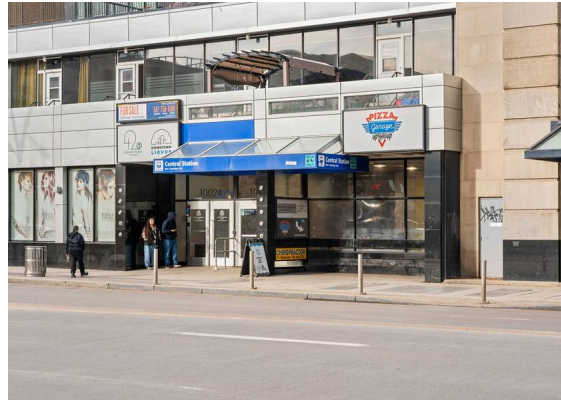
All use cases subject to condo bylaw approval. Buyer/tenant to verify permitted uses with the Condominium Corporation independently.

— 09 · EDMONTON REVITALIZATION

The City Is *Investing Here.*

Jasper Avenue and the downtown Edmonton core are in the midst of the most significant public investment cycle in a generation. This is not speculative — the capital is committed, the projects are underway, and the demographic trends are irreversible.

For investors in Suite 1A, this creates a compelling compounding thesis: **buy below-market today, hold while the surrounding environment appreciates, exit into a rising market.**





ONGOING — MULTIPLE PROJECTS

<h1>2.5%</h1> <p>CO-OPERATING COMMISSION ON SALE</p>	<h1>\$3,748</h1> <p>YOUR COMMISSION AT \$149,900 SALE PRICE</p>	<h1>1 Mo.</h1> <p>CO-OP COMMISSION ON LEASE (1ST YEAR BASE)</p>
--	---	---

— 10 · COMMISSION STRUCTURE & LEASE TERMS

What You Earn.

What Your Client Gets.

Sale Commission

Total listing commission is **5.5% + GST** on the sale price. Co-operating brokerages receive **2.5% + GST** — paid by the seller on closing.

At the \$149,900 asking price, your co-operating commission is approximately **\$3,748 + GST**. Commission is protected for 90 days after listing expiry for buyers introduced during the listing period.

TOTAL LISTING COMMISSION	5.5% + GST
CO-OP COMMISSION (SALE)	2.5% + GST
YOUR COMMISSION AT \$149,900	~\$3,748 + GST
COMMISSION PROTECTION PERIOD	90 Days Post-Expiry

Lease Commission

Co-operating brokerages representing a tenant will receive **1 month's base rent** as a co-operating commission on a successfully executed lease. At \$22/SF on 1,013 SF, this equals approximately **\$1,857 + GST** on a standard term.

This is industry-standard for Alberta commercial leasing on sub-5,000 SF properties. Larger leases and longer terms may be negotiated further — contact the listing agent to confirm.

LEASE CO-OP COMMISSION SUMMARY

Rate: \$22.00/SF/Year base rent

Area: 1,013 SF

Annual Base: \$22,286/Year

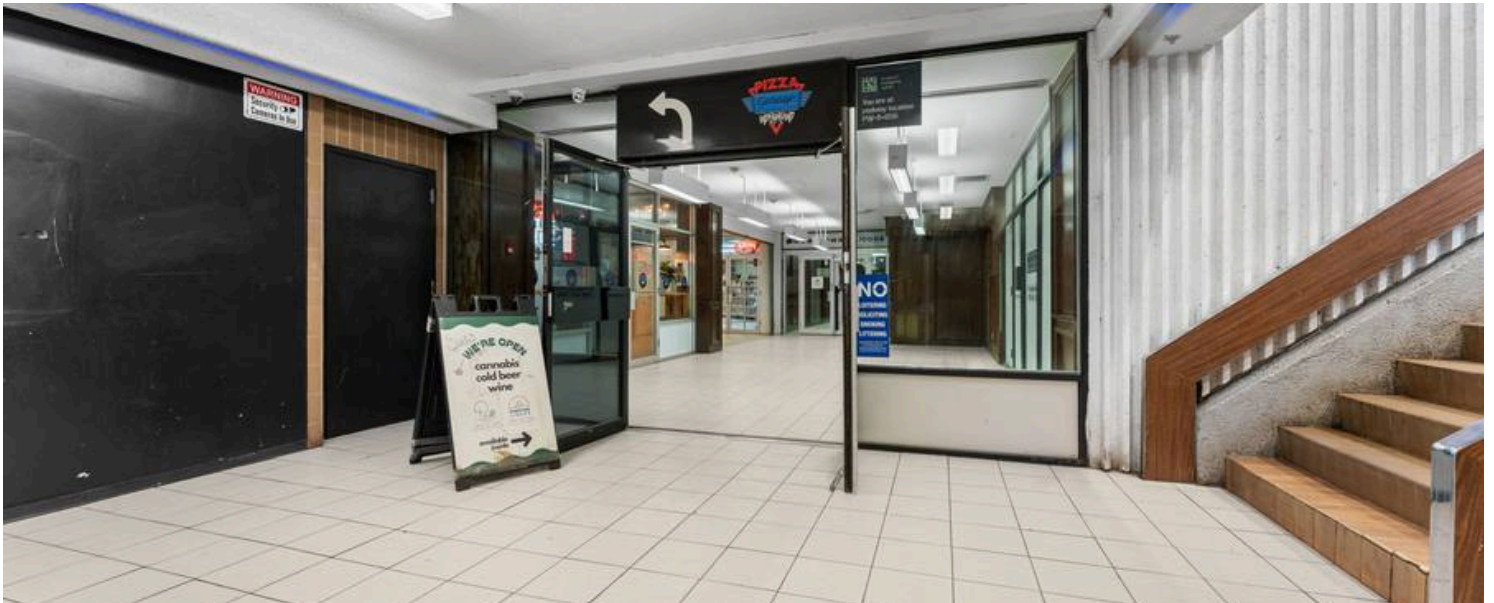
Monthly Base: \$1,857/Month

Co-op Comm.: 1 Month Base Rent

COMMISSION PAID BY	Seller — On Closing
--------------------	---------------------

(~\$1,857 + GST)
Add'l Rent (NNN): ~\$14-\$18/SF/Year (confirm with listing agent)

Additional rent (operating costs, property taxes, condo fees) to be confirmed by listing agent. Tenant to retain independent legal counsel to review all lease documentation.



— THE BOTTOM LINE

Own the Footprint.

Design the Concept.

Control the Real Estate.

FOR BUYERS

A \$149,900 entry point into Edmonton's most connected commercial address — below \$150/SF in a market where comparable units are \$350–\$500+/SF.

FOR INVESTORS

~14.9% gross yield on asking price at \$22/SF lease. DSCR ~2.5x. Positive cash flow Day 1 after conventional mortgage.

FOR YOUR CLIENTS

The only LRT-interior-connected retail condo available in downtown Edmonton. No landlord. No renewal risk. 30-day possession. The address is theirs.

VIRTUAL TOUR


youriguide.com/1a_10020_jasper_ave_edmonton_ab/


MLS LISTING


Available on MLS® & all major commercial platforms


Bonni Pinder


COMMERCIAL REALTOR® · REMAX RIVER CITY · COVARA COMMERCIAL

 780-903-3820

 bonni@covaragroup.com

 www.covaracommercial.ca

 13120 St. Albert Trail NW, Edmonton AB
T5L 4P6

 Brokerage: 780-457-3777

COVARA

COMMERCIAL

REMAX RIVER CITY

LICENSED IN ALBERTA, CANADA

REAMA Member · AREA Member · CREA Member

REALTOR®, REALTORS®, and the REALTOR® logo are controlled by the Canadian Real Estate Association (CREA). The trademarks MLS® and Multiple Listing Service® are owned by CREA. Information contained herein is from sources deemed reliable but is provided without warranty or guarantee, expressed or implied, as to its accuracy. All figures are estimates for illustrative purposes only. Prospective buyers and tenants must independently verify all property information, financial data, zoning, permitted uses, condo bylaws, operating costs, and financing terms. This material is not an offer to sell securities or real estate and does not constitute legal, financial, tax, or investment advice. Commission structures are subject to the executed listing agreement. All parties should retain independent legal and financial counsel. © 2026 Covara Commercial / REMAX River City. All rights reserved. Distribution authorized for licensed real estate professionals only.