

# Zoning + Due Diligence Summary

Preliminary positioning notes for buyers, tenants and advisors reviewing the opportunity.

## ZONING

Inventory report identifies zoning as RA9. Prospective buyers and tenants should verify permitted and discretionary uses with the City of Edmonton and condominium bylaws.

## BUILT FORM

Existing mixed-use building, built in 1968, with lower concourse commercial positioning and interior LRT/pedway connectivity.

## USE REVIEW

Potential uses may include food-service, cafe, grab-and-go, specialty retail or service-based retail, subject to municipal approvals, condo bylaws, building systems and code review.

## VERIFICATION

All measurements, operating assumptions, taxes, permitted uses, equipment availability and financial considerations must be independently verified by the purchaser or tenant and their professional advisors.

10020 Jasper Avenue, Unit 1A, Edmonton AB | 1,013 SF | \$149,900 or \$22/SF | Bonni Pinder REALTOR(r)

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