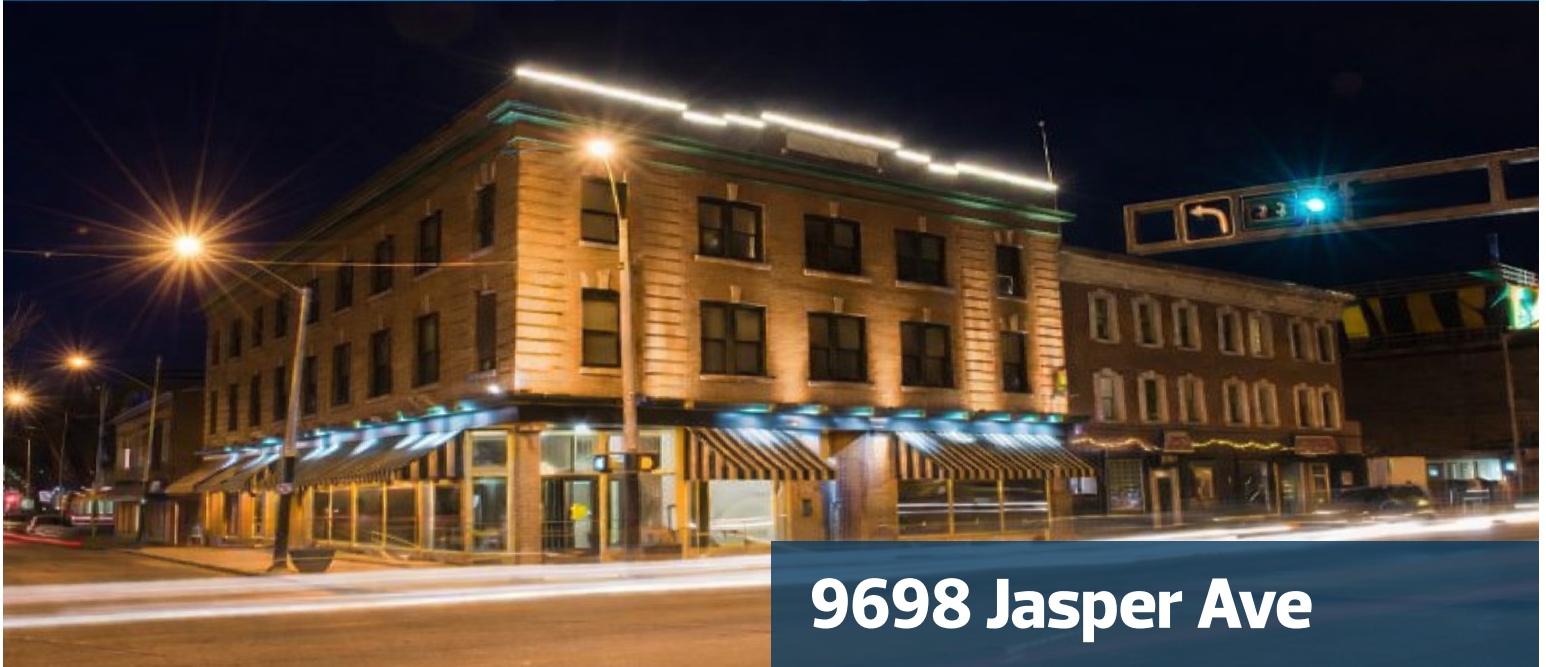


FOR LEASE – JASPER AVENUE

GOODRIDGE BLOCK

Edmonton

LAST UPDATE: December 29, 2025



9698 Jasper Ave

Property Type:	Mixed Use Building
Neighbourhood:	Boyle Street
Sector:	Central – Downtown
Area:	Main: 5,252 sq.ft. Lower: 6,152 sq.ft.
Parking:	Two dedicated Stalls
Signage:	Prominent Building Signage
Existing Land Use Zone:	DC117829 – Boyle Street
Year Built:	1921
Available:	Immediately
Basic Rent:	Market

This space is located on the north-east corner of Jasper Avenue and 97 Street, with excellent exposure to both the Edmonton Convention Center and Canada Place. The space is currently fully fixtured as a restaurant.

Jasper Avenue New Vision project was recently completed creating potential for outdoor patio space. This location is in close proximity to Downtown and a number of prominent landmarks, providing a strong draw to the area. It is located nearby Canada Place, Edmonton Convention Centre, Citadel Theater, Winspear Centre, Art Gallery of Alberta, Royal Alberta Museum, Brighton Block, The Hat at Five Corners, Double Tree by Hilton Edmonton Downtown, and Fairmont Hotel Macdonald.

This space was previously used as a restaurant but the broad zoning allows for a variety of uses: Convenience Retail Stores, General Retail Stores, Major & Minor Eating and Drinking Establishments, Personal Service Shops, and Professional Offices.

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

edmonton.ca/Leasing

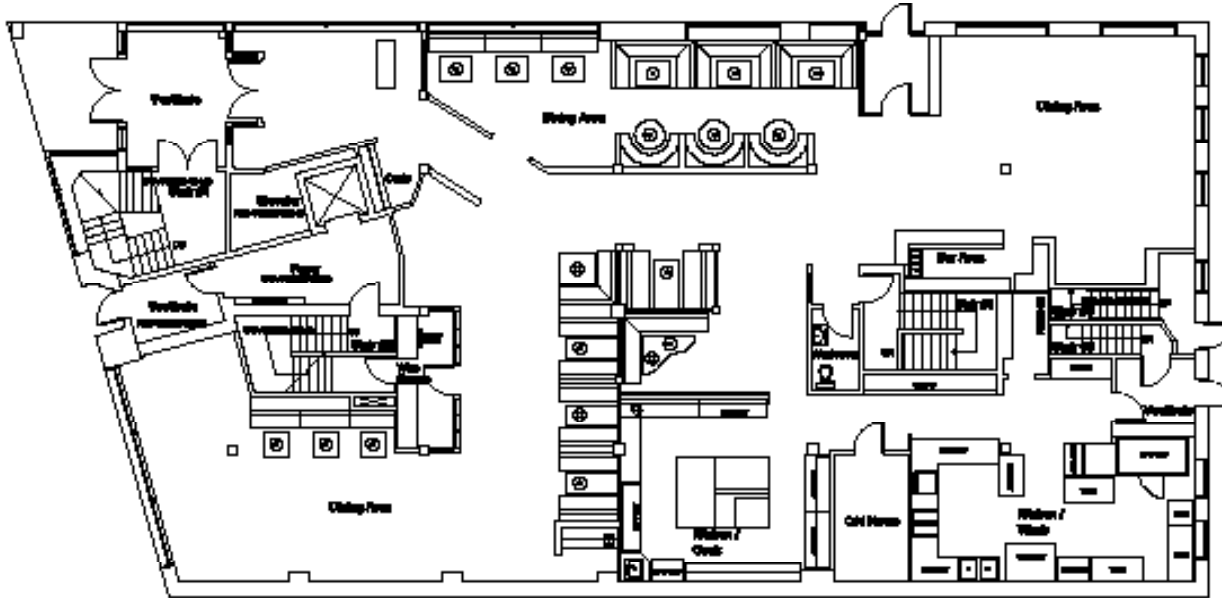
FOR LEASE – JASPER AVENUE

GOODRIDGE BLOCK

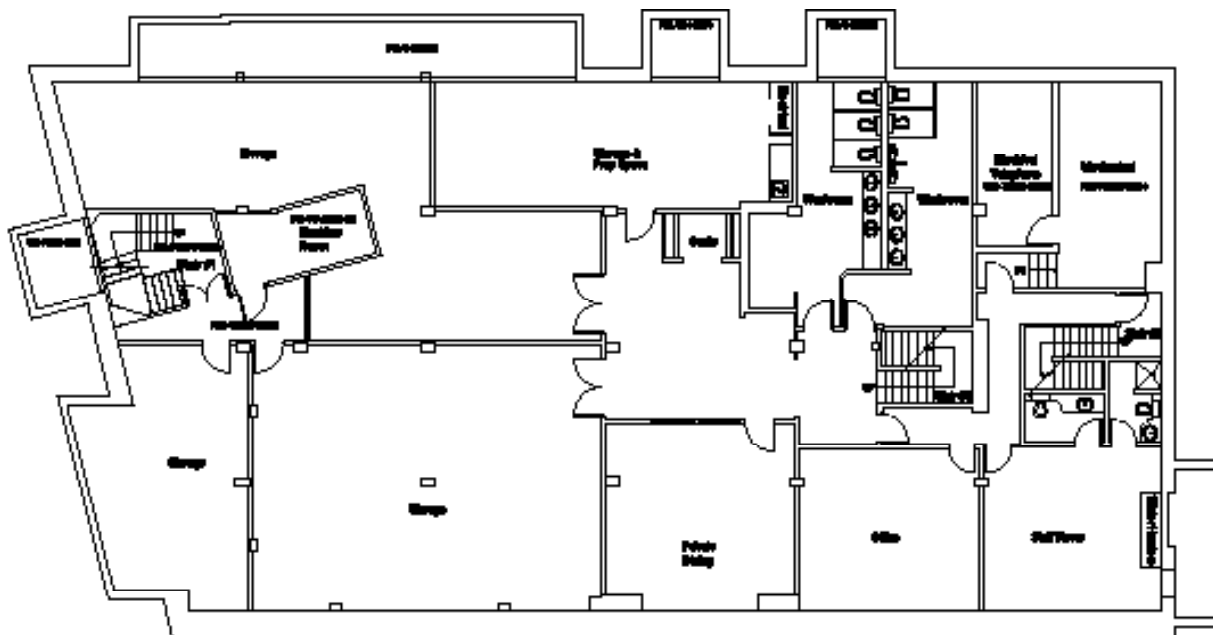
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FLOOR PLANS



N Goodridge Block (Main & Basement Floors) Main Floor



N Goodridge Block (Main & Basement Floors) Basement Floor

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LEASING DETAILS / CONSIDERATIONS

While more detailed terms will be clarified through subsequent lease development and negotiation processes, the following are some initial considerations for respondents.

Leasing Costs:

- Market Rent plus Operating Costs (utilities, janitorial, snow removal, security, maintenance, building insurance)

Tenant lease space responsibilities may include:

- Supplying all required furnishing, fixtures or equipment
- Paying for required property taxes, phone/internet
- Tenant will be responsible for paying for tenant improvements and will be required to obtain City approval prior to doing renovations, changes in use, or assigning

Parking:

- Two dedicated parking stalls included in the lease
- Customer parking available on street and in surrounding private parking lots

Insurance:

- Tenant is required to obtain liability insurance for the leased space

Lease Term:

- Negotiable

The City reserve the right to accept or reject any applicant. The most suitable applicant will be contacted to refine deal terms. For more information, write to us at leasing@edmonton.ca

CONDITIONS OF LEASE

1. All leases are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Lessee will be required to submit a deposit cheque upon execution of a lease agreement.
3. The property is being leased on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality /liability, soil conditions or developability with respect to the property are taken and relied upon at the Lessee's sole risk; the Lessee has an obligation to ascertain the accuracy of all such information.

LEASE PROCESS

1. All interested parties are encouraged to reach out to leasing@edmonton.ca for more information or to schedule a tour of the property.
2. Prospects must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.