

# \$399,900 - 11011 Jasper Avenue, Edmonton

MLS® #E4413673

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Oliver, Edmonton, AB

INVESTORS! Excellent Triple Net ( NNN ) investment offered at over a 7% cap rate! With a fresh long term lease, this is a very attractive addition to any investors portfolio whether you're a veteran or looking to get into your first property. As a NNN lease, it's as close to "set it and forget it" as you can get in real estate. Currently operating as a 35 person Cocktail bar and Resturant (plus 12 for patio) it has a great culture with a loyal client base with great google reviews and thriving social media platforms. This will not stick around long!

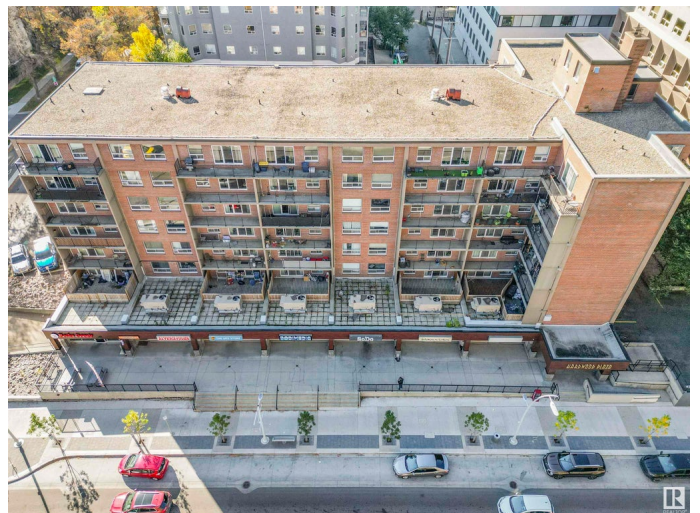
Built in 1954

## Essential Information

MLS® #	E4413673
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1954
Type	Retail
Status	Active

## Community Information

Address	11011 Jasper Avenue
Area	Edmonton
Subdivision	Oliver
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T5K 0K7

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	November 14th, 2024
Days on Market	120
Zoning	Zone 12

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Listing information last updated on March 14th, 2025 at 12:47am MDT