



PROPERTY HIGHLIGHTS

DOWNTOWN RESTAURANT/BAR

LOCATION: 10765- Jasper Avenue Edmonton, AB

FOR SALE



- Part of the Cities recently renovated Promenade roadway surrounded by water fountains updated lights, trees and floral displays.
- · Surrounded by High density residential dwellings
- Free Standing building, facilitating one of Edmon ton's Largest and most visited out door patios
- Completely renovated within the last year, Kitchen equipment, Bars, POS software, Draft systems, Sound system and lights.
- Very Strong Lease term and rate, over 10 years remaining

780.488.0888 WWW.LIZOTTEREALESTATE.COM 10505 JASPER AVE. NW EDMONTON, AB T5J 1Z4

FOR SALE 10765 Jasper Ave, Edmonton AB



PROPERTY INFORMATION

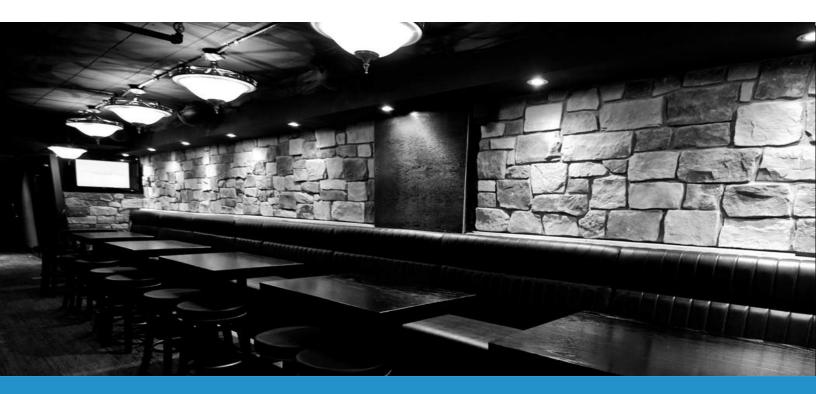
Building Name: Restaurant/ Bar
Municipal Address: 10765– Jasper Avenue
Legal Description: Plan: NB, Block: 7, Lot:42
Type of Building: Hospitality Restaurant/ Bar
Main Floor: 3,200 SqFt Second Floor: 3,200 SqFt Total Available 6,400SqFt
Seats: 270
Possession: Immediately
Parking: Meter/ Scramble
Lease Rate: Excellent Rate Negotiated
Lease Term: 12 Year Term Ending Nov 30, 2017, w/ Secured Rate
Renewal Options: 5 Year Option on Renew

Asking Price: Confidential

MORE INFORMATION

DAVID J. OLSON Retail Leasing & Hospitality Specialist 780.908.1650 david@lizotterealestate.com

AVAILABLE UPON A CONFIDENTIALITY AGREEMENT BEING SIGNED





780.488.0888 WWW.LIZOTTEREALESTATE.COM 10505 JASPER AVE. NW EDMONTON, AB T5J 1Z4

FOR SALE 10765 Jasper Ave Edmonton, AB



PROPERTY INFORMATION

- Completely renovated Kitchen, walking coolers, Hood Vent and Air Makeup Unit.
- Beautiful stone work and rock detail throughout
- Upgraded Draft lines and liquor systems.
- Recently built 2,100sq/ft "Outdoor" patio in the heart of DT Edmonton, complete with FULL bar, audio, POS computers, Beer coolers and more!
- Directly across the street from over 1,600 residential tenants surrounded by multiple corporate towers.
- Directly beside LRT station, and Transit Services.

MORE INFORMATION

DAVID J. OLSON ASSOCIATE 780.908.1650 david@lizotterealestate.com





780.488.0888 WWW.LIZOTTEREALESTATE.COM 10505 JASPER AVE. NW EDMONTON, AB T5J 1Z4