



## 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

# FOR SALE

10765 Jasper Ave, Edmonton AB

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## 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

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**AVAILABLE UPON A  
CONFIDENTIALITY  
AGREEMENT BEING SIGNED**



**LIZOTTE**  
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780.488.0888  
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10505 JASPER AVE. NW EDMONTON, AB T5J 1Z4

# FOR SALE

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## 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

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