

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



PROPERTY HIGHLIGHTS

WHYTE AVENUE BIER/BISTRO BUSINESS

LOCATION:

10354-82 AVENUE, EDMONTON AB

FOR SALE

- EXCELLENT ESTABLISHED BEER/RESTO LOUNGE IN THE HEART OF OLD STRATHCONA.
- EXCELLENT REVENUE STREAMS AND ESTABLISHED BUSINESS IN PLACE.
- RECENTLY BUILT OUT PATIO
- RECENTLY RENOVATED KITCHEN, FULL GAS HOOD AND RANGE, WALK-IN COOLERS, DRAFT COOLER.
- BEAUTIFULLY FINISHED BAR AND MILLWORK THROUGHOUT THE ROOM
- LOCATED ON ONE OF THE BUSIEST BLOCKS ON WHYTE AVENUE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

FOR SALE

WHYTE AVENUE BIER/BISTRO BUSINESS

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10354- 82 Avenue

TYPE OF BUILDING: Retail/Restaurant/Bar

SIZE: 2000 sq/ft (+/-)

(NOTE: 600 sq/ft of storage space is provided to the tenant in addition to the 2000 sq/ft of Bar/Restaurant space.)

CAPACITY: (75) Inside, (20) Patio

PARKING: Scramble/Meter

ASKING PRICE: Please contact listing Associate for additional information, a CA will be required to be signed prior to any financial details or lease details are disclosed as per the Vendors direction.Type of Building: Office/Retail

ADDITIONAL DETAILS:

- Additional Income, Juke Box, Bank Machine.
- New 300lb Ice machine.
- Tripled cooler size, added (2) new freezers, (2) high-end kitchen coolers.
- Recently installed new kitchen floor.
- (14) Draft lines, capacity to add more.
- (50) new top of the line Chairs installed in the interior of bar.
- Brand new til System, with (2) remote sale stations.
- Public WIFI installed on premise.
- New Electric fireplace installed in middle of room.
- (2) new hot water tanks, pipes and overflow system.
- Bar is wired for live music throughout.
- Excellent sound system throughout.

MORE INFORMATION

DAVID J. OLSON

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LIZOTTE
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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