



## PROPERTY HIGHLIGHTS

### ANNA'S CUCINA

#### LOCATION:

11315-174 STREET,  
EDMONTON, ALBERTA

## BUSINESS FOR SALE

- EXCELLENT WEST END LOCATION, SURROUNDED BY MULTIPLE COMMERCIAL BUSINESS'S AND NEIGHBORING HOTELS
- WITHIN MINUTES TO WEST EDMONTON MALL
- RECENTLY RENOVATED KITCHEN NEW AIR MAKEUP UNIT/HOOD, GAS RANGE, HOT TABLE, COOLERS
- RENOVATED INTERIOR RESTAURANT SPACE WITH MODERN FINISHING THROUGHOUT
- AMPLE ONSITE PARKING
- EXCELLENT LEASE IN PLACE

# BUSINESS FOR SALE

## ANNA'S CUCINA

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**ADDRESS:** 11315-174 Street

**TYPE OF BUSINESS:** Restaurant/Café

**SIZE:** 1,300 Sq.Ft (+/-)

**CAPACITY:** 42

**PARKING:** Ample/Scramble

**LEASE TERM:** (5) Year with a (5) year option

**POSSESSION:** Immediate

**PURCHASE PRICE:** \$99,000.00

**FINANCIAL/LEASE:** Lease details and Financial information will be given to all potential purchasers upon a Confidentiality Agreement being filled out at the current Owner's and Associates discretion.

### ADDITIONAL DETAILS:

- Excellent opportunity for a catering business
- Professionally run and operated business
- Excellent turnkey Business Opportunity
- Excellent Lease and Term in place
- Opportunity for additional revenue by opening morning to provide Cappuccino, Breakfast, Muffins for morning business
- Great access to Yellow head Trail, Anthony Henday Drive, St. Albert Trail, 170 Street

### MORE INFORMATION

**DAVID J. OLSON**  
RETAIL LEASING &  
HOSPITALITY SPECIALIST

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**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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.

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

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

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