



PROPERTY HIGHLIGHTS

BRAND NEW HIGH EXPOSURE RESTAURANT OPPORTUNITY

LOCATION:

8170-50 STREET, EDMONTON, AB

FOR LEASE

- PRIME EXPOSURE FRONTING THE SHERWOOD PARK FREEWAY AND 50TH STREET
- LOCATED IN A HIGH DENSITY COMMERCIAL AND RESIDENTIAL AREA
- GREAT END CAP UNIT
- FANTASTIC SIGNAGE OPPORTUNITIES
- TENANT IMPROVEMENT ALLOWANCE AVAILABLE
- AMPLE PARKING SURROUNDING
- DRIVE-THRU OPPORTUNITY AVAILABLE

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 8170-50 Street, Edmonton, AB

LEGAL ADDRESS: Lot E, Plan 7521677

SIZE: 6,000 - 11,900 Sq.Ft (+/-)

ZONING: General Business (CB2)

LEASE RATE: Starting at \$18/Sq.ft

OP. COST: \$9.50/Sq.Ft (est 2015)

T.I: Negotiable

PARKING: Ample parking surrounding with registered stalls available

POSSESSION: Immediate

LOCATION HIGHLIGHTS

- Conveniently located just off of 50th Street and Sherwood Park Freeway
- Quick access to Sherwood Park Freeway, Anthony Henday and Wayne Gretzky Drive
- Close Proximity to Mirage Banquet Hall

MORE INFORMATION

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

FOR LEASE

BRAND NEW HIGH EXPOSURE
RESTAURANT OPPORTUNITY

MULTIPLE OPTIONS AND CONFIGURATIONS AVAILABLE



Large windows fronting
Sherwood Park Freeway &
50th Street