



PROPERTY HIGHLIGHTS

DOWNTOWN RESTAURANT/BAR/ NIGHTCLUB OPPORTUNITY

EDMONTON, AB

BUSINESS FOR SALE

- RECENTLY RENOVATED BAR/RESTAURANT WITH COMMERCIAL KITCHEN IDEAL FOR CATERING, AND PRIVATE EVENTS AND FUNCTIONS
- LOCATED MINUTES FROM ROGERS PLACE, JUST OFF 104 AVENUE WITH ACCESS TO JASPER AVENUE
- AMPLE PARKING ON SITE
- AMAZING SOUTH FACING PATIO
- VERY PROFITABLE BUSINESS IN PLACE, EXCELLENT REVENUE STREAM IN PLACE, TURNKEY BUSINESS OPPORTUNITY

BUSINESS FOR SALE

DOWNTOWN RESTAURANT/BAR/ NIGHTCLUB OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

TYPE OF BUSINESS: Restaurant/Bar/Nightclub

SIZE: 6,105 Sq.Ft (+/-)

POSSESSION: Immediate/Negotiable

PARKING: Scramble Parking lot/Ample (In addition there are ample paid street parking stalls within a two block radius)

PURCHASE PRICE: Please contact Associate

NOTE: A confidentiality agreement must be completed prior to any lease details or financial information is presented at the discretion of the current ownership group and their Associate. They will consider all reasonable offers and terms.

Ideal uses include: Restaurant, Bar, Live Music Venue, Micro Brewery

LOCATION HIGHLIGHTS

- Local population of 17,505 (3 KMs) with an average household income of \$66,913
- 31,000 Vehicles per day along 104 Avenue complemented by local transit routes and a high volume of foot traffic

MORE INFORMATION

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LIZOTTE
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