



PROPERTY HIGHLIGHTS

LIVE VENUE/BAR/ RESTAURANT OPPORTUNITY

11723 JASPER AVENUE, EDMONTON, AB

FOR LEASE

- 5,000 SQ.FT (+/-) OF SECOND FLOOR HOSPITALITY SPACE
- IDEAL LIVE MUSIC VENUE, DANCE CLUB, COCKTAIL LOUNGE OR RESTAURANT
- FULLY BUILT OUT KITCHEN, NEW STAINLESS STEEL APPLIANCES, PREP TABLES AND EQUIPMENT
- TURNKEY BUSINESS OPPORTUNITY
- ALL FRONT FACING WINDOWS TO JASPER AVENUE, WHICH OPEN FULLY TO GIVE AN OPEN AIR PATIO CONCEPT THROUGHOUT ROOM
- NEIGHBORS INCLUDE, EARLS RESTAURANT, REXALL PHARMACY, SHOPPERS DRUG MART, URBAN TAVERN AND MULTIPLE HIGH DENSITY RESIDENTIAL TOWERS

FOR LEASE

LIVE VENUE/BAR/
RESTAURANT OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 11723 Jasper Avenue, Edmonton, AB

SIZE: 5,000 Sq.Ft (+/-)

ZONING: Direct Development Control Provision (DC1)

POSSESSION: Immediate

PARKING: Ample meter and paid parking along Jasper Avenue, allocated parking stalls located at back of building

OP.COSTS: TBC

LEASE RATE: Market

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING & BUSINESS SALES

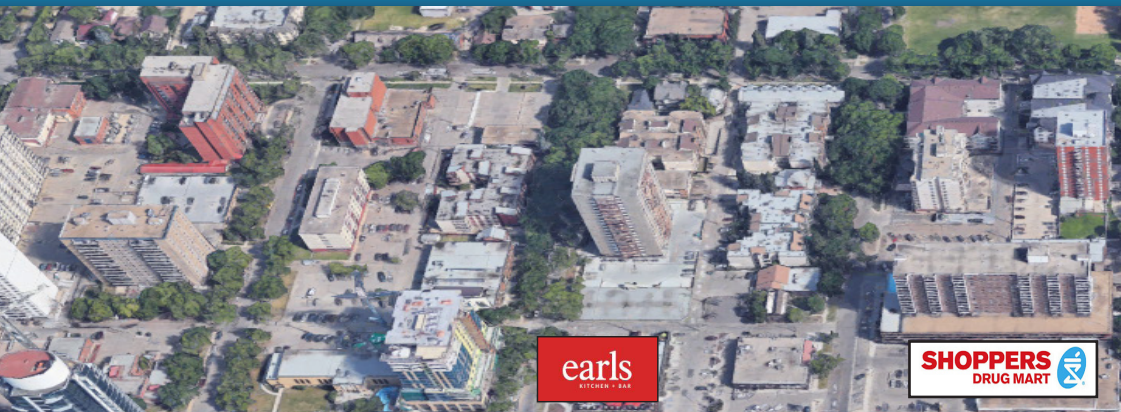
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JASPER AVENUE

117 STREET



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

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