

VENDOR FINANCING
AVAILABLE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

10 YEAR LEASE/
EXCELLENT RATE



PROPERTY HIGHLIGHTS

104 STREET DOWNTOWN ICE DISTRICT RESTAURANT/BAR

10190-104 STREET, EDMONTON, AB

BUSINESS FOR SALE

- HIGH PROFILE LOCATION ON THE CORNER OF 104 STREET & 101 AVENUE
- RECENTLY RENOVATED RESTAURANT/BAR WITH OVER \$700,000.00 IN RENOVATIONS AND IMPROVEMENTS
- EXCELLENT LEASE/RATE IN PLACE
- STATE OF THE ART POS SYSTEM, SOUND SYSTEM, KITCHEN, BAR AND KEG ROOM
- LOCATED IN A HISTORICAL BUILDING JUST MINUTES FROM ROGERS PLACE
- RECENTLY BUILT OUT PATIO ADDING ADDITIONAL SEATS TO OVERALL CAPACITY
- SURROUNDED BY MULTIPLE RETAIL BUSINESSES AND RESIDENTIAL HIGH DENSITY TOWERS
- EXCELLENT TURN-KEY BUSINESS OPPORTUNITY

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

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

BUSINESS FOR SALE

104 STREET DOWNTOWN ICE DISTRICT
RESTAURANT/BAR

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10190-104 Street Edmonton, AB

TYPE OF BUILDING: Historical

SIZE: 5,767 Sq.Ft (+/-) NOTE: Additional storage in the basement of building as well as recently built out Keg Room and storage

PARKING: Paid Parking lots within meters of business, Street and Meter Parking available

POSSESSION: Immediate

CAPACITY: 231 (inside), 21 (patio)

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.

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING & BUSINESS SALES

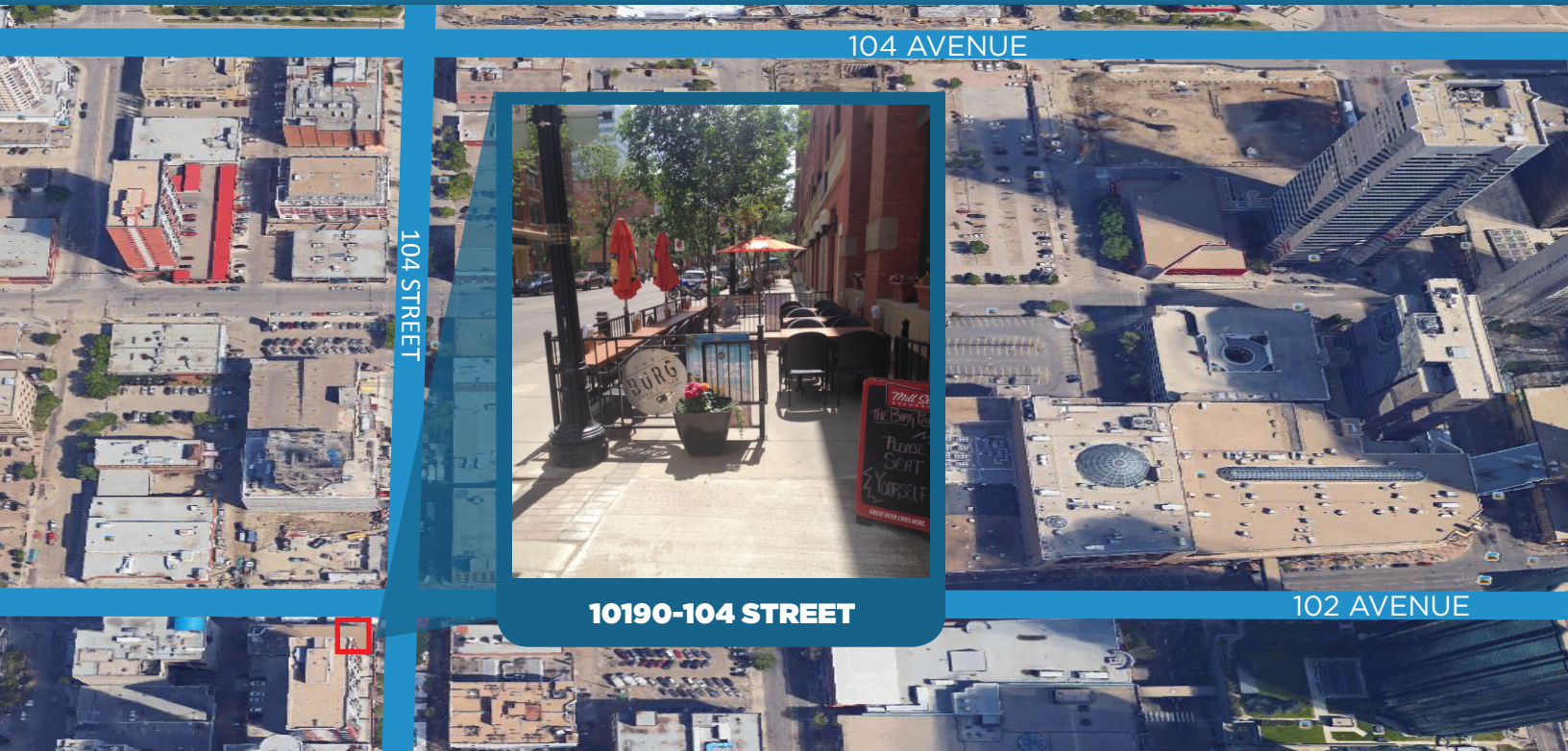
Cell: 780.908.1650
Direct: 780.784.5356
Fax: 780.483.2277
david@lizotterealestate.com

TOM DEAN
LICENSED ASSISTANT

Cell: 780.920.8019
Direct: 780.784.6550
Fax: 780.483.2277
tom@lizotterealestate.com

ASHLEY HEISE
EXECUTIVE ASSISTANT

Cell: 780.887.3065
Direct: 780.784.6551
Fax: 780.483.2277
ashley@lizotterealestate.com



104 AVENUE

104 STREET

10190-104 STREET

102 AVENUE

LIZOTTE

780.488.0888

WWW.LIZOTTEREAL ESTATE.COM

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.

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