

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



PROPERTY HIGHLIGHTS

SPECIALTY NIGHTCLUB OPPORTUNITY

11607 JASPER AVENUE, EDMONTON, AB

FOR LEASE

- Located within a commercial centre on the high profile corner of 116 Street and Jasper Avenue, anchored by Husky Gas Station
- Turn-key nightclub opportunity
- Excellent exposure with pylon signage available
- Ample onsite parking, dedicated and secure parking stalls up to 8 for tenant use
- Ideal uses: Nightclub, Bar, Hookah Lounge

780.488.0888

WWW.LIZOTTEREALSTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

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SPECIALTY NIGHTCLUB OPPORTUNITY



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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.

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	11607 Jasper Avenue, Edmonton, AB
SIZE:	1,788 Sq.Ft (+/-)
ZONING:	DC2 (Site Specific Development Control Provision)
POSSESSION:	Immediate
PARKING:	20 scramble stalls in parking lot, street and meter parking
OP.COSTS:	\$9.50/Sq.Ft. (Estimated 2019)
LEASE RATE:	Market

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING & INVESTMENT

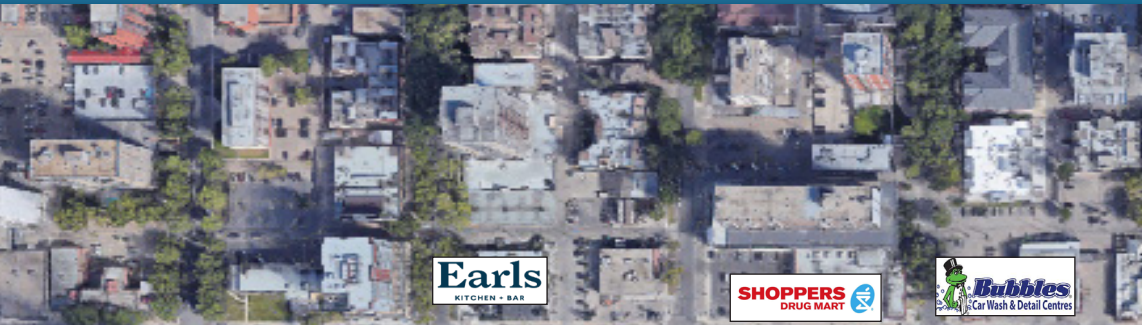
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anna@lizotterealestate.com



JASPER AVENUE



VICTORIA PARK ROAD



116 STREET



100 AVENUE

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