

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



RESTAURANT

Fully Built Out Restaurant/Lounge Space

11454 Jasper Avenue, Edmonton, AB

4,418 Sq.Ft.

Property Highlights

- Recently renovated main floor restaurant space throughout, flooring, lighting, upholstery, equipment
- New Pizza oven, Walking Cooler and Freezer, stainless steel cooled prep tables throughout
- Brand new renovated washrooms, handicap accessible
- Location is surrounded by multiple mutli-family and mixed use buildings, adjacent to multiple high density residential development sites
- High exposure location with over 27,000 vehicles per. day visibility
- Amazing signage opportunity
- Amazing parking directly to the east of the building and the north, as well as paid and street parking

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
780.488.0888 | www.lizotterealestate.com

Interior



Property Details

Municipal Address:	11454 Jasper Avenue, Edmonton, AB
Legal Address:	Lot 80, 81, 82; Block 14; Plan B3
Size:	4,418 Sq.Ft. (+/-)
Zoning:	Direct Development Control Provision (DC1)
Parking:	Adjacent parking to the East and North of the building Ample street and paid parking within a one block radius
Lease Rate:	Starting at \$19.00/Sq.Ft. with escalation
Op. Costs:	TBD

Location



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