

FOR SALE

3,011 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9016 - 132 Ave Edmonton, AB

NEIGHBORHOOD PUB WITH LIVE MUSIC

Property Highlights

- Great visibility on 132 Avenue;
- Ideal for: Café, Restaurant services, general and specialty retail, etc.
- Join neighbors with Altima Hair Design, Limitless Consulting and Save on Meet
- Located in a high-profile local commercial center, supported for years by local neighborhood and surrounding clientele
- Consistently profitable over the last (5) years even during the COVID shutdown and restrictions
- Extremely lucrative VLT sales and Revenue, with the possibility to add more machines to the existing (6)
- Excellent opportunity for sit down, delivery, and takeout services



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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.

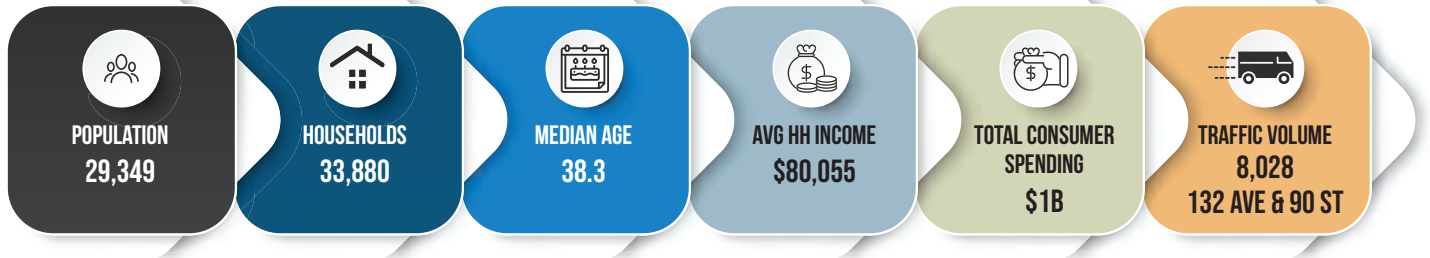


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Demographics within 2KM



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Property Information

Municipal Address: 9016 - 132 Ave Edmonton, Alberta

Legal Address: Plan 942MC, Block 20, Lots 12

Size: 3,011 Sq. Ft. (+/-)

Zoning: CNC
(Neighbourhood Convenience Commercial)

Parking: Ample surface and surrounding parking

Possession: Immediate/negotiable

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Asking Price: Please contact associate

Contact

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