

# FOR LEASE

1,395 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**10009 102 Avenue Edmonton, AB**

## **TURNKEY CAFÉ SPACE IN THE HEART OF DOWNTOWN**

### **Property Highlights**

- Bright space with oversized windows
- The entrance is angled to point toward Churchill Square
- Underground parking available
- Access the street from City Hall, City Centre Mall, AGA, Churchill Square, and the Edmonton Library
- LRT and public transit access



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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

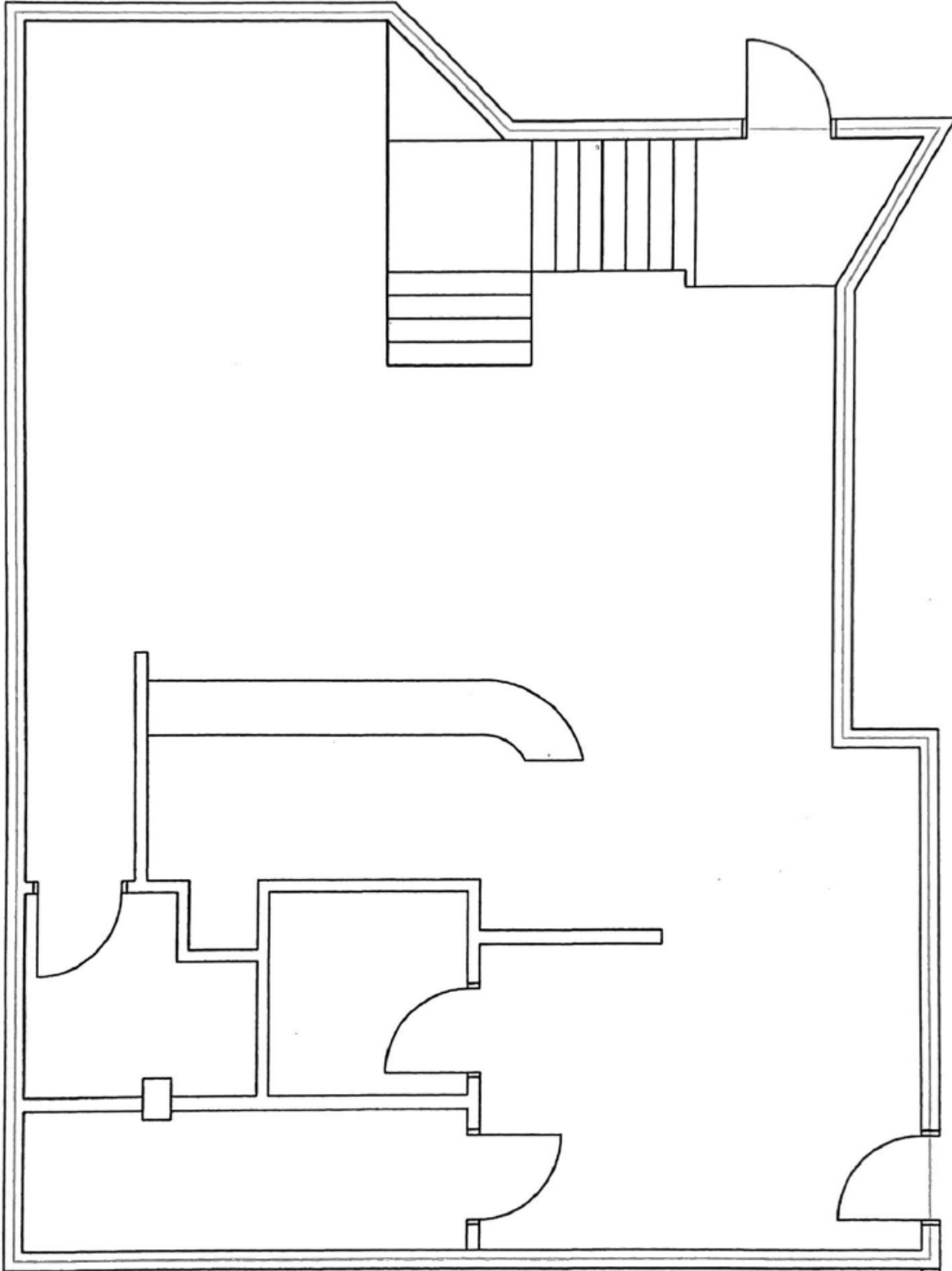


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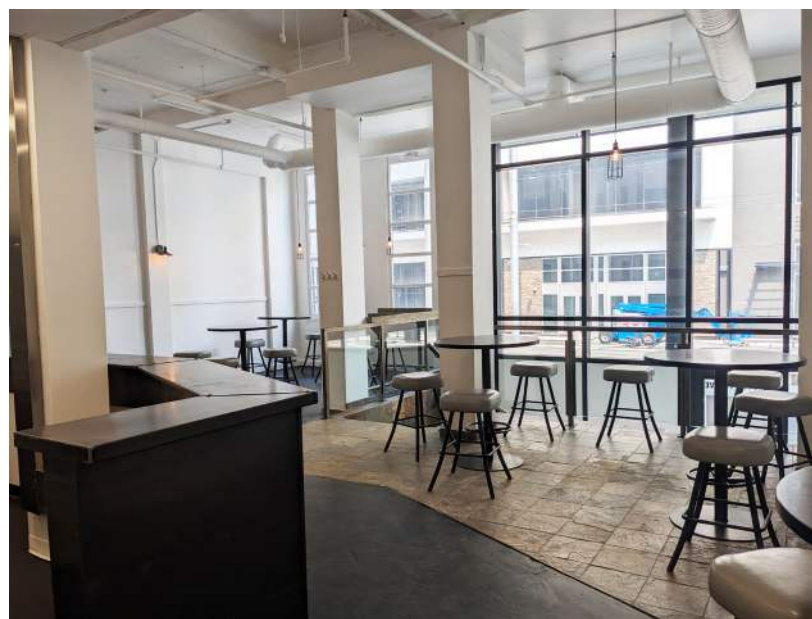
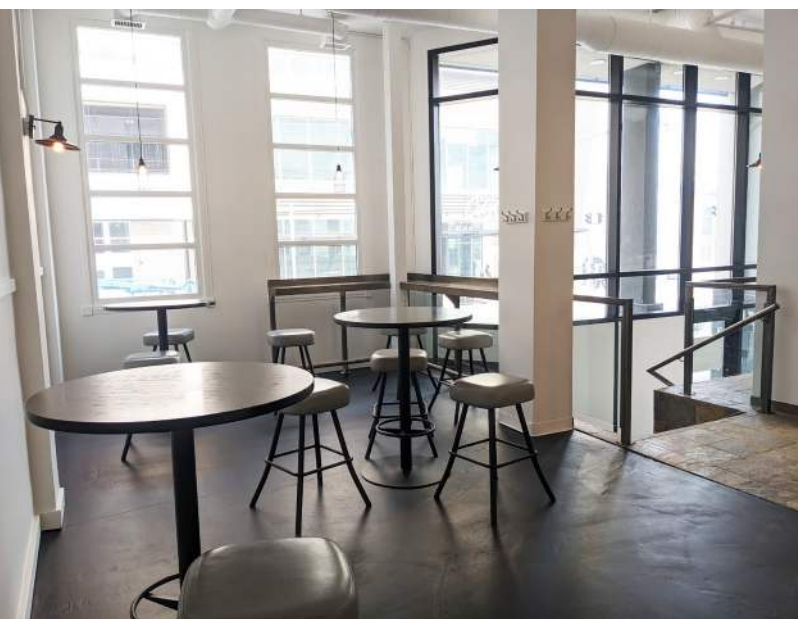
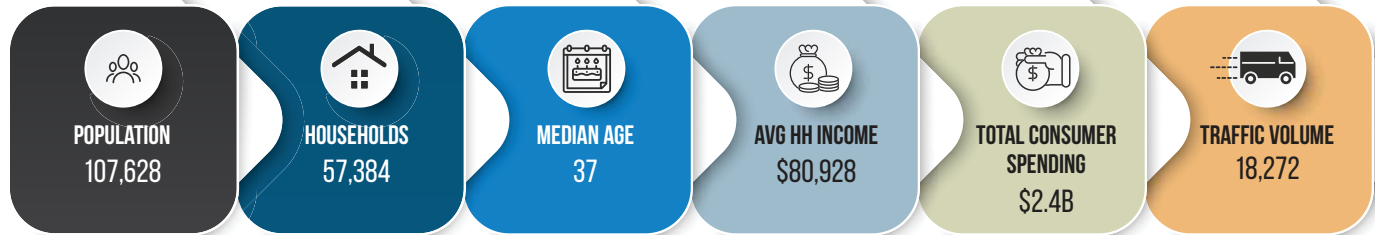


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## Demographics within 3KM





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## Property Information

**Municipal Address:** 10009 102 Ave, Edmonton, AB

**Size:** 1,395 Sq. Ft. (+/-)

**Zoning:** DC1

**Parking:** Underground parking available

**Possession:** Immediate/negotiable

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**Lease Rate:** \$20.00/Sq. Ft. Net

**Op Costs:** \$15.65/Sq. Ft. + Power

## Contact

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