

# FOR SALE

1,260 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**12818 - 82 Street NW, Edmonton, AB**

## BUSINESS AND ASSET SALE

### Property Highlights

- High exposure to pedestrian and vehicle traffic on 82 Street and 128 Avenue
- Minutes away from the Yellowhead Trail
- Join neighbors with Delton Denture clinic, T-Mart Convenience store, Sal's famous Pizza, and many others
- Well-established business in North Edmonton within a very busy mixed-use center
- Excellent opportunity for sit-down, delivery, and takeout services
- Favorable long-term lease in place
- Turnkey scenario; all equipment, fixtures and furniture included
- 6 ft. hood
- Ample street parking



780.488.0888



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



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



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## BUSINESS AND ASSET SALE

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### Property Information

**Municipal Address:** 12818 - 82 Street NW, Edmonton, AB

**Legal Address:** Lot 1, Block 13, Plan 103MC

**Building Size:** 1,260 Sq. Ft. (+/-)

**Zoning:** Shopping Centre Zone (CSC)

**Parking:** Ample street parking

**Possession:** Immediate/negotiable

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**Asking Price:** \$165,000.00

### Contact

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