

# FOR SALE

1,893 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**10532 82 Avenue, Edmonton, AB**

## **AMAZING RESTAURANT ASSET PURCHASE OPPORTUNITY IN THE HEART OF OLD STRATHCONA**

### **Property Highlights**

- South-facing restaurant opportunity on Whyte Avenue.
- Top-of-the-line equipment, fully built out and move-in ready
- Established location an operator going on 8 years
- Excellent opportunity for an owner-operator, with a strong lease in place.
- All equipment and small wears included, well maintained, and in excellent condition.



780.488.0888



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



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

\*ASSET SALE. PROPERTY NOT INCLUDED.



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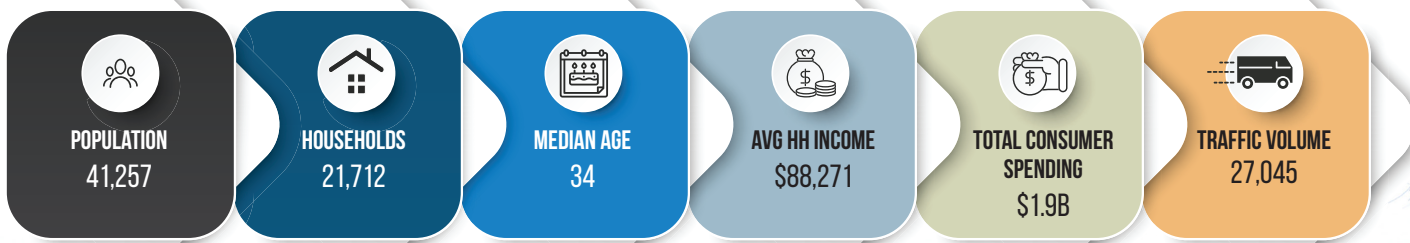
# FOR SALE

Restaurant Asset Purchase

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## Demographics within 2KM



# FOR SALE

## Restaurant Asset Purchase

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### Property Information

**Municipal Address:** 10532 82 Avenue, Edmonton, AB

**Building Size:** 1,893 Sq. Ft. (+/-)

**Zoning:** General Business Zone (CB2)

**Parking:** 2 reserved stalls at the back of the building, and street parking

**Loading:** Back alley double-man door

**Possession:** Immediate/negotiable

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**Purchase Price:** Contact Associate  
\*Asset Sale, property not included.

**OP Cost:** \$15.70/sq.ft.

**Lease Rate:** Excellent rate and Term in place

### Contact

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