

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



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

*ASSET SALE. PROPERTY NOT INCLUDED.



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.

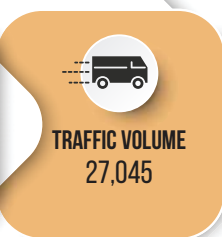
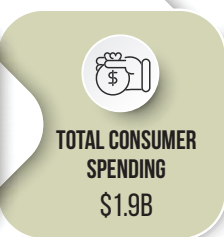
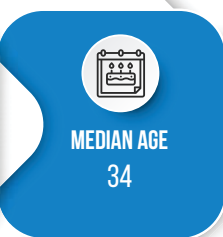
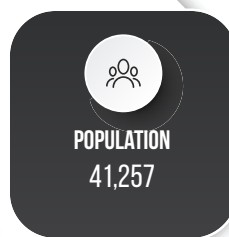
FOR SALE

Restaurant Asset Purchase

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Demographics within 2KM



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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

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