

FOR SALE

3,500 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

FULLY FIXTURED RESTAURANT ASSET SALE
\$149,000.00

8715 109 Street NW, Edmonton, AB

FULLY FIXTURED RESTAURANT — PRICED TO SELL

Property Highlights

- Amazing location in the Heart of Garneau, seconds from the University of Alberta, and Whyte Avenue
- A new lease is open for negotiation, complete with options to renew, potential tenant improvement allowances, and the possibility of free rent incentives
- The landlord is ready and willing to assist with immediate exterior and patio upgrades to the building
- This presents an outstanding opportunity for ventures such as an All Day Breakfast establishment, a vibrant Campus Sports Bar, or a charming Pizzeria
- Pylon sign and ample signage opportunities on the premises ensures great visibility for your business
- Fully functional, making it convenient for potential owners
- Over 35 dedicated parking stalls to the restaurant



780.488.0888



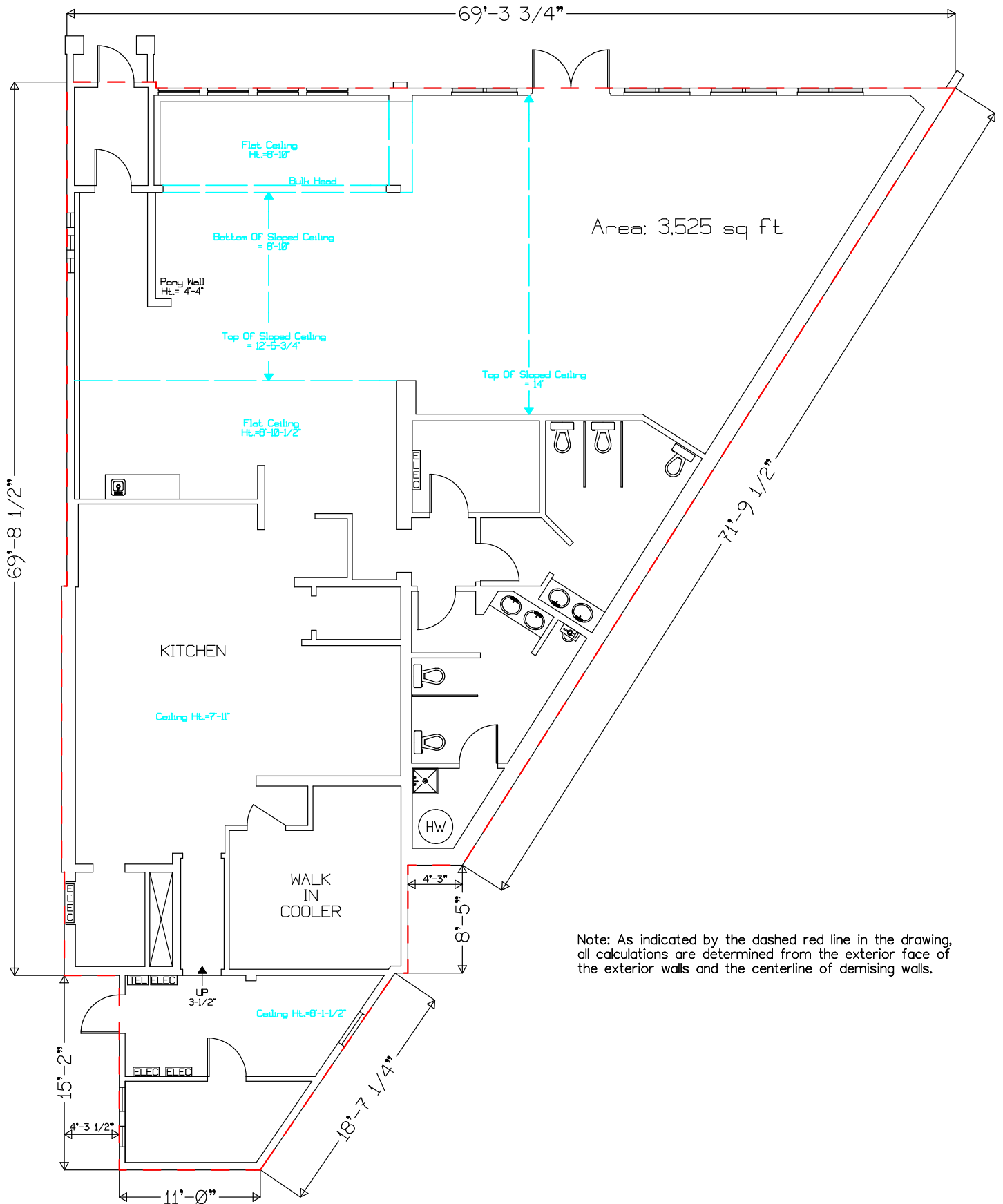
www.lizotterealestate.com



#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.



Note: As indicated by the dashed red line in the drawing, all calculations are determined from the exterior face of the exterior walls and the centerline of demising walls.

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Property Information

Municipal Address: 8715 109 Street NW, Edmonton, AB

Size: 3,500 Sq. Ft. (+/-)

Zoning: CB1 (Low intensity business zone)

Parking: 35 Parking Stalls

Possession: Immediate/negotiable

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Asset Purchase Price: \$199,000.00

Lease Rate: Available by NDA being signed.

Asset Acquisition Notice: All assets are sold in their current condition, and they are located on-site as is. The existing lease has a significant remaining term, with the option for a five-year renewal. The landlord is open to discussions regarding potential enhancements to the building's exterior and the landscaping of the patio area.

Contact

David J. Olson

Senior Associate

Cell: 780.908.1650

Direct: 780.784.5356

david@lizotterealestate.com

Justin Sorensen

Associate

Cell: 780.257.6860

Direct: 780.784.9581

justin@lizotterealestate.com

