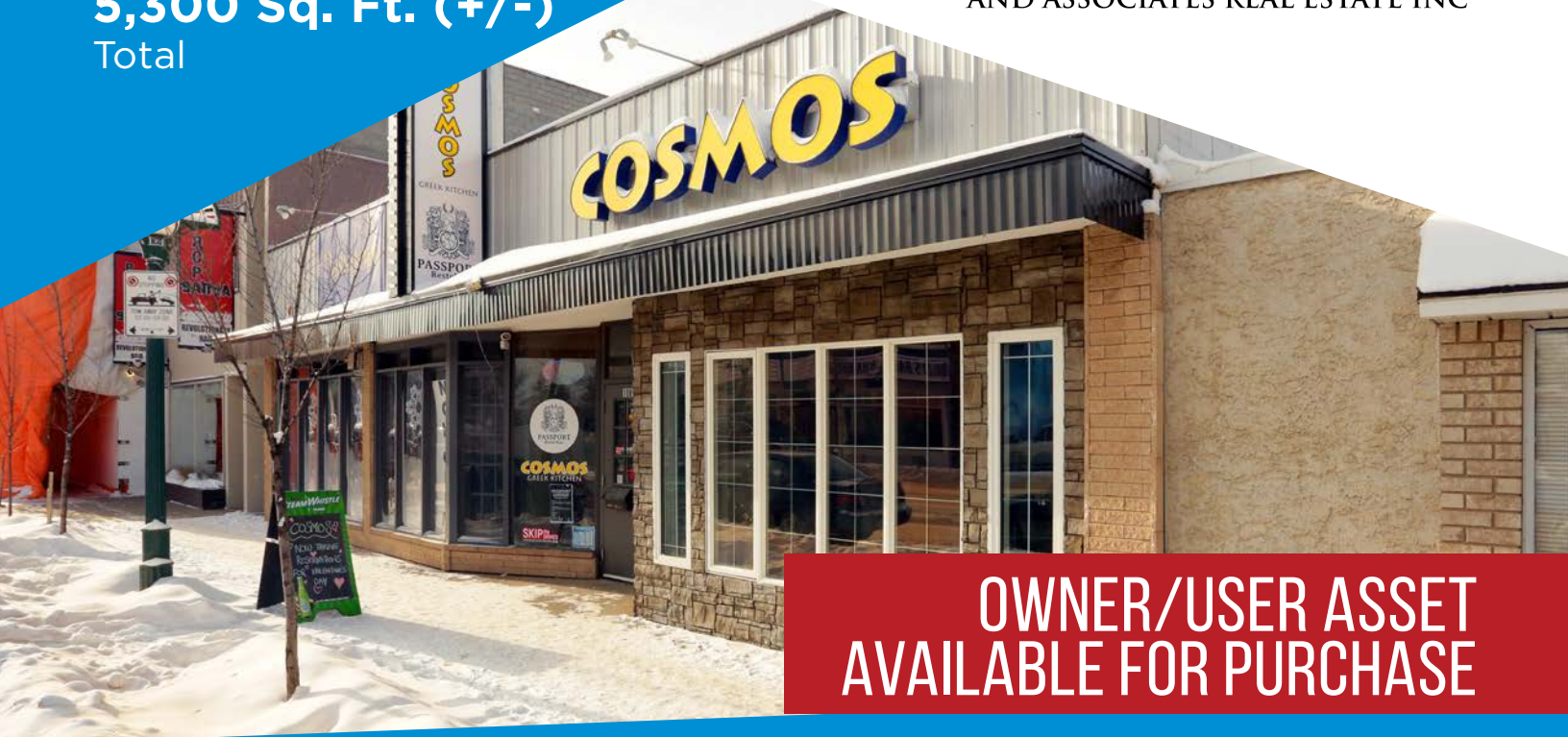


FOR SALE

5,300 Sq. Ft. (+/-)
Total

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



**OWNER/USER ASSET
AVAILABLE FOR PURCHASE**

10810 124 Street, Edmonton, AB

PROMINENT 124TH STREET BUILDING

Property Highlights

- Established fully fixtured restaurant and lounge
- 124th Street prominent location
- Strong demographics
- Minutes from downtown core, Oliver, Glenora, and Crestwood Common
- Surrounded by major residential developments



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.

FOR SALE

PROMINENT 124 STREET BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



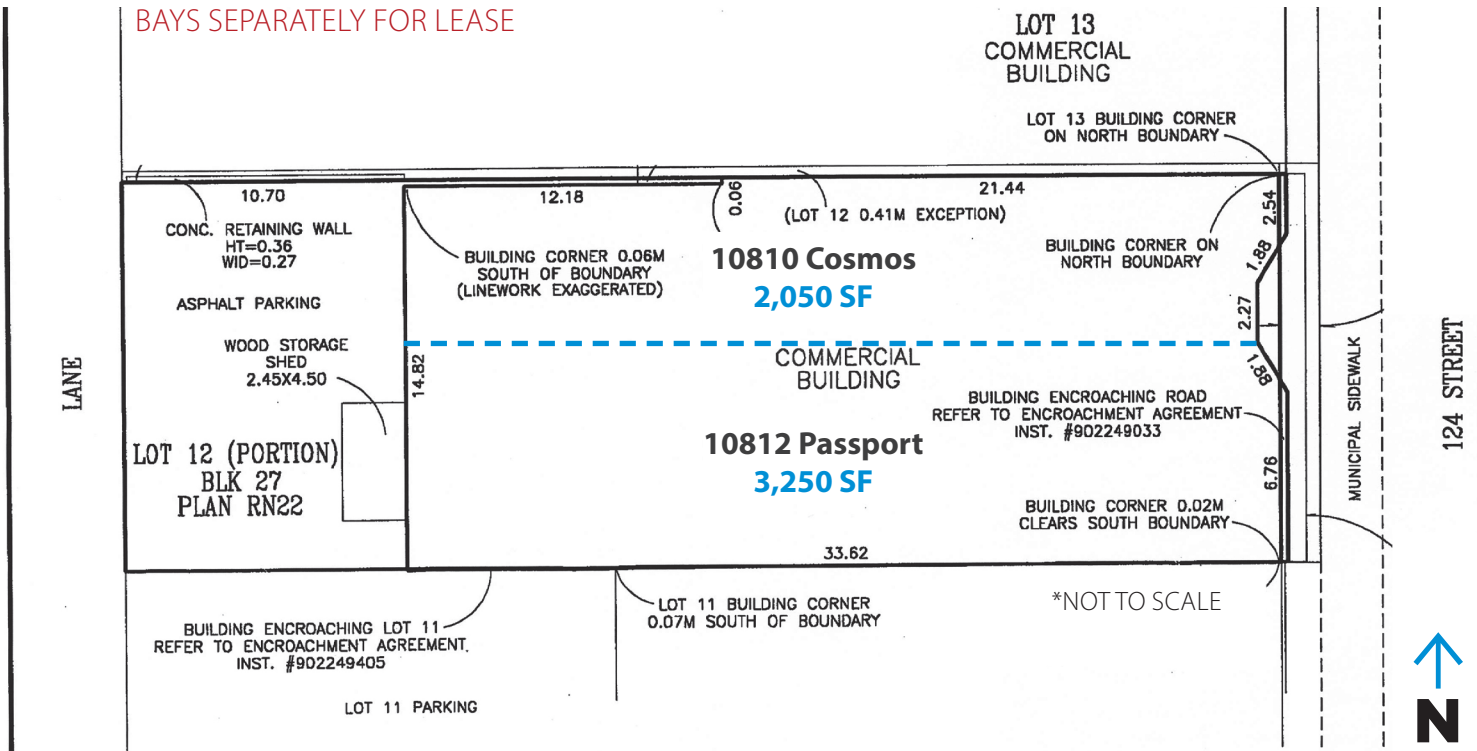
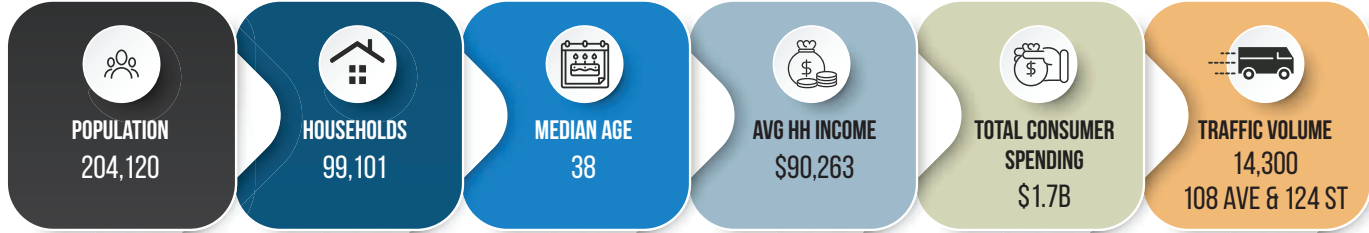
FOR SALE

PROMINENT 124 STREET BUILDING

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Demographics within 5KM



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FOR SALE

PROMINENT 124 STREET BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10810 124 Street, Edmonton, AB

Size: Restaurant: 2,050 Sq. Ft.

Lounge: 3,250 Sq. Ft.

Building: 5,300 Sq. Ft.

Lot Size: 7,064.63 Sq. Ft.

Zoning: Mixed Use Zone (MU)

Parking: Ample paid parking and street parking

Possession: Immediate/negotiable

Contact

Chuck Clubine

Senior Associate

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Tom Dean

Associate

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Vada Giguere

Unlicensed Assistant

Direct: 780.784.6556

vada@lizotterealestate.com

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Purchase Price: \$1,900,000.00

