

FOR SALE

1,163 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9132 - 23 Avenue, Edmonton, AB

BUSINESS FOR SALE

***please do not approach staff**

Property Highlights

- Great visibility on 23 Avenue
- Easy access to 91 Street and Anthony Henday
- Join neighbors with Hollywoof Grooming Parlor, Liquor Store, PL nails, Divine Spine Chiropractic etc.
- Well-established business in South Edmonton within a very busy mixed-use center
- Located in a high-profile local commercial center, supported for years by local neighborhood and surrounding clientele
- Consistently profitable over the last 10 years
- Excellent opportunity for sit-down, delivery, and takeout services
- Favorable long-term lease in place
- Turnkey scenario; all equipment, fixtures, and furniture included



780.488.0888



www.lizotterealestate.com



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

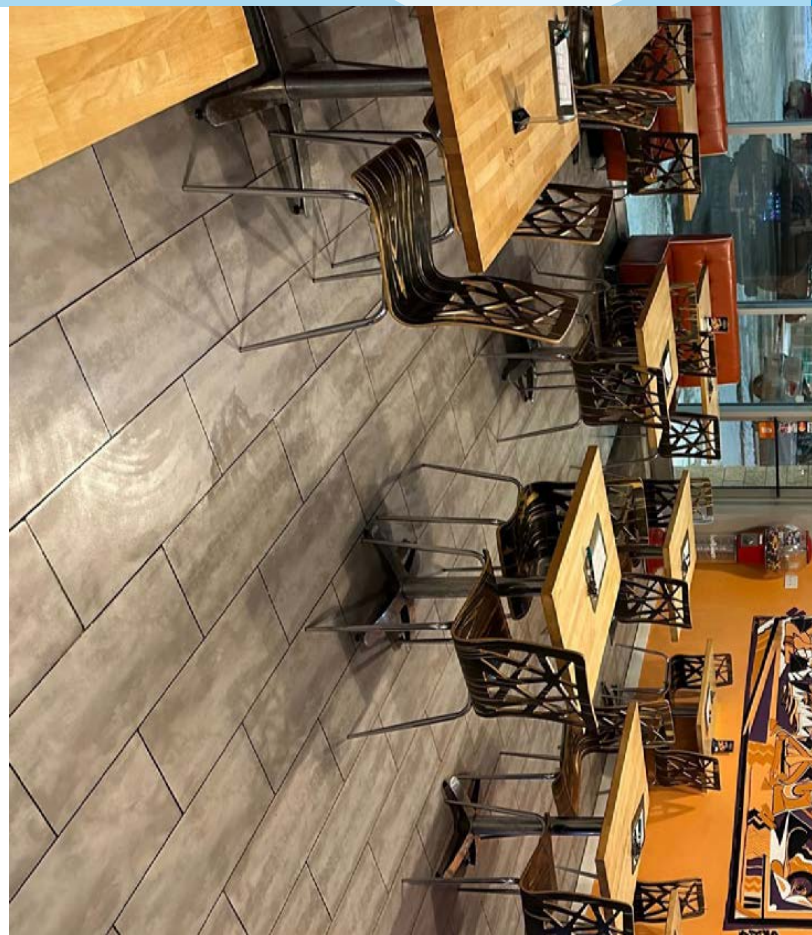


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Property Information

Municipal Address: 9132 – 23 Avenue, Edmonton, AB

Legal Address: Plan 0822030, Block 20

Building Size: 1,163 Sq. ft. (+/-)

Zoning: IB

Parking: Ample surface parking onsite

Possession: Immediate/negotiable

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Asking Price: \$150,000.00

Contact

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Demographics within 3KM

