

FOR LEASE

1,724 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10546 - 82 Avenue, Edmonton, AB

SPECIALTY RETAIL - RESTAURANT/BARISTA

Property Highlights

- High-profile retail space on south-facing Whyte Avenue
- Ideal for Barista, Café, Deli, Sushi Bar, or Wine and Cocktails tapas lounge
- (2) Unisex accessible built-out washrooms
- Built-out front counter suitable for specialty retail and food services
- Features (4) 4-top booth seating and (3) high-top modern wood-finished tables
- Front communal booth seating for 8-12 people, or can be divided for additional seating
- Equipped with a stand-up cooler, ice machine, and installed cooler



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.

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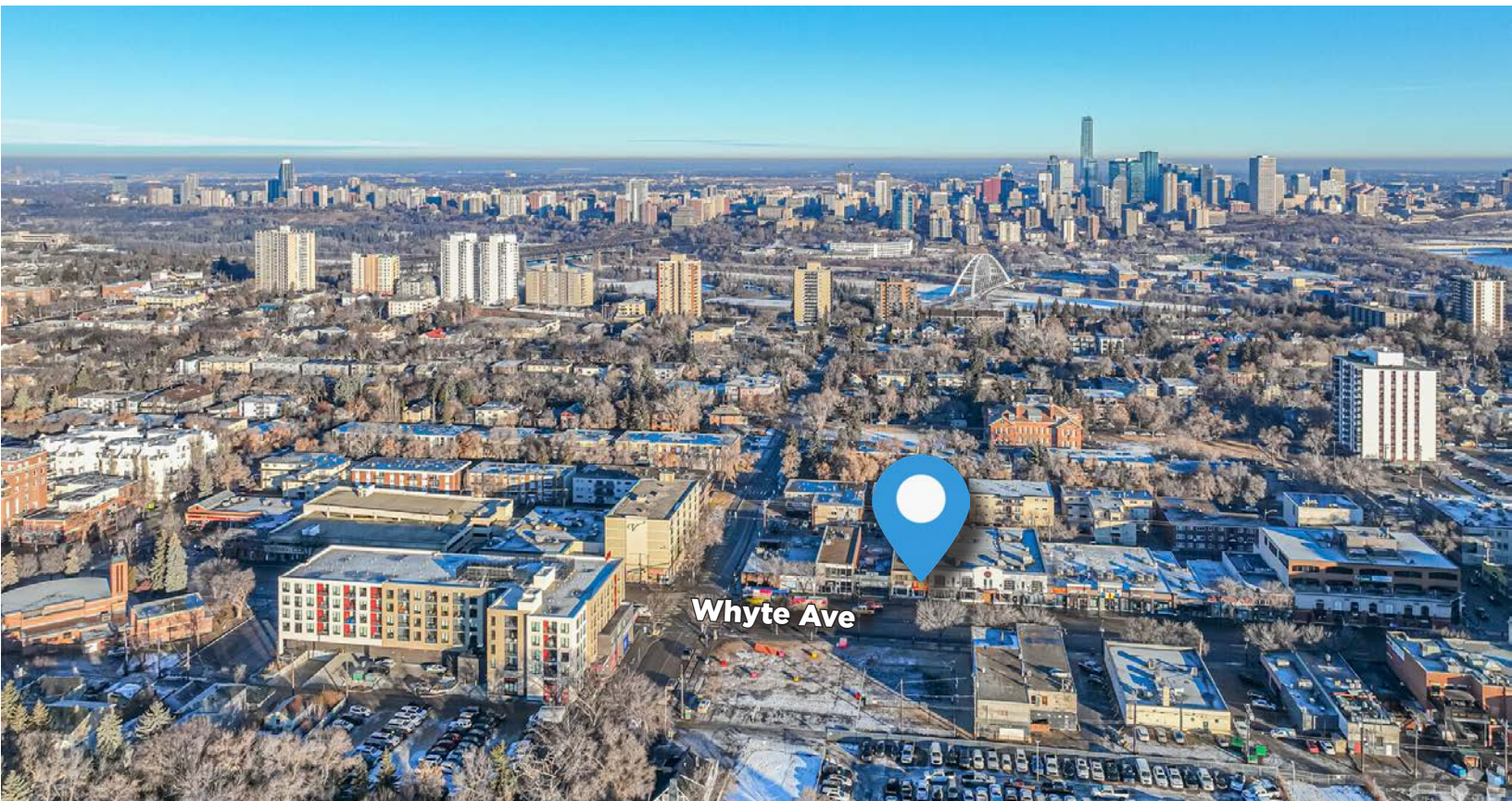
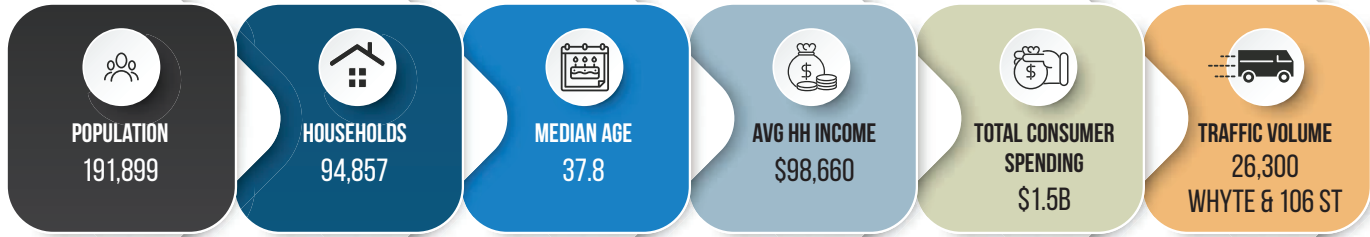


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Demographics within 5KM



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Property Information

Municipal Address: 10546 - 82 Avenue, Edmonton, AB

Size: 1,724 Sq. Ft. (+/-)

Zoning: CB1 (General Business Zone)

Parking: (2) secure stalls at the rear of the building

Power: 250 Amps

Heating: Forced air Furnace/HVAC roof unit

Loading: Rear loading back alley accessible

Possession: Immediate/negotiable

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Lease Rate: \$25.00/Sq. Ft.

Op Costs: TBD

Contact

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