

# FOR LEASE

2,561 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**10640 - 100 Avenue NW, Edmonton, AB**

## **FULLY FIXTURED BUILT-OUT RESTAURANT**

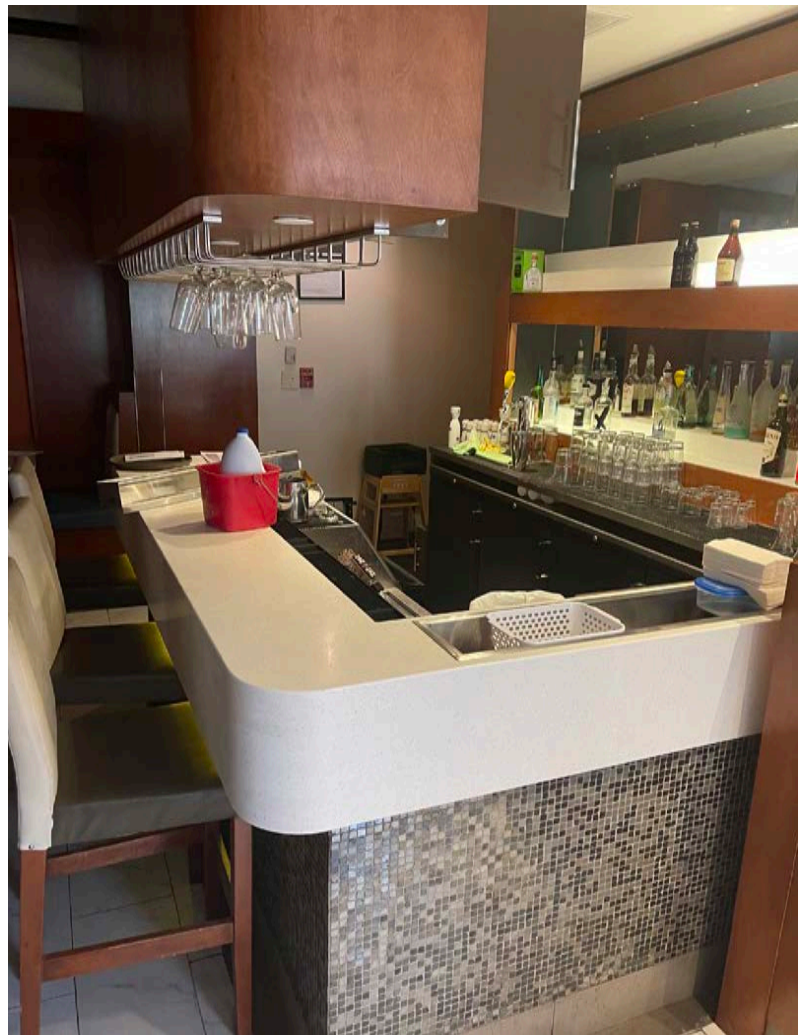
### **Property Highlights**

- Fully furnished restaurant, impeccably maintained premises, in an amazing downtown central location just steps away from the Alberta Legislature, Alberta Blue Cross, Petroleum Plaza, and multiple mixed-use residential buildings.
- Surface and street parking are available, and ample, covered, and validated parking can be provided to the operator, with the possibility of valet parking.
- The restaurant is situated in the Matrix Hotel, a modern beauty in the heart of Downtown Edmonton, home to multiple conferences, special events, and an excellent opportunity for a restaurant to capitalize on private functions while aligning with the existing hotel business and infrastructure.
- The restaurant features an 18-foot hood, walk-in cooler/freezer, fully reupholstered booth seating throughout, gas ranges, a fully built-out and plumbed main bar, and multiple wine storage and whiskey cabinets.
- An excellent lease rate and move-in incentives are available.

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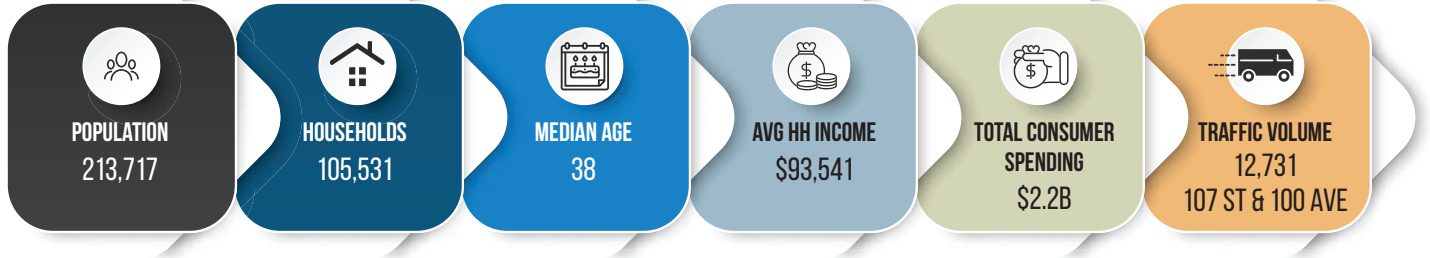


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## Demographics within 5KM



## ADDITIONAL INFORMATION

- Patio available, SW facing
- Kitchen equipment included
- Move-in ready
- Anchored to established Modern Hotel Downtown, one of Edmonton's busiest conference holding hotels



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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## Property Information

**Municipal Address:** 10640 - 100 Avenue NW, Edmonton, AB

**Size:** 2,561 Sq. Ft. (+/-)

**Zoning:** Commercial Mixed Use (CMU)

**Parking:** Ample surface parking

**Possession:** Immediate/negotiable

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**Lease Rate:** \$25.00/Sq. Ft.

**Op Costs:** \$14.50/Sq.Ft. (Estimated for 2021)

## Contact

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