

# FOR LEASE

1,504 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10522 - 111 Street, Edmonton, AB

## TURN-KEY QUICK SERVICE RESTAURANT/CAFE

### Property Highlights

- MacEwan's newest off-campus student apartment building with 127 units- The Horizon Residence. Now under new Management and Ownership
- Main floor retail up to 2,500 Sq.Ft. (+/-) available in a fully leased residential building (311 beds)
- Newly built out property located just short walk from MacEwan University and within walking distance to Rogers Arena and public transportation (LRT, buses)
- Ideal location for a student Sports Bar/Tap House, Liquor license in place, With the addition of a brand new 15ft hood ideal for Grill and Deep Fryer(s)



780.488.0888



[www.lizotterealestate.com](http://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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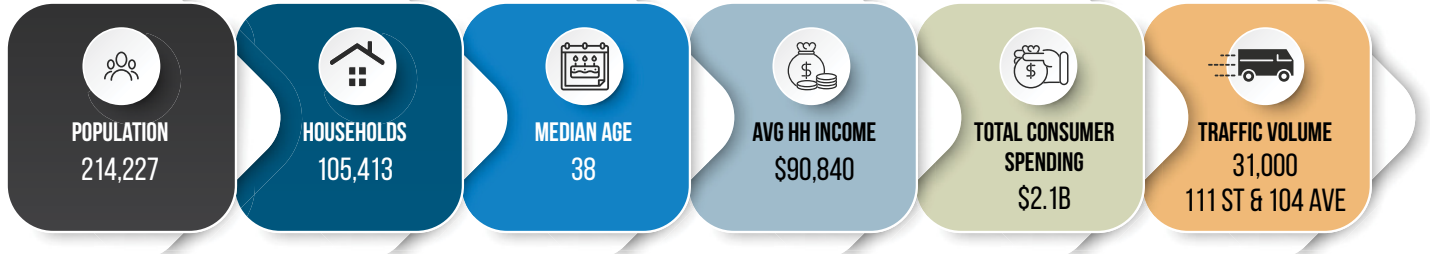
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## Demographics within 5KM



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## Property Information

**Municipal Address:** 10522 - 111 Street, Edmonton, AB

**Legal Address:** Lot 121A, Block 11, Plan 1320011

**Size:** 1,504 Sq. Ft. (+/-)

**Zoning:** Direct Development Control Provision (DC1 (18547))

**Parking:** Scramble/Meter

**Possession:** Immediate/negotiable

## 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

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**Lease Rate:** \$24.00/Sq. Ft.

**Op Costs:** TBD

