

# FOR LEASE

2,000 Sq. Ft. (+/-)

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**10331 – 82 Avenue, Edmonton, AB**

## RESTAURANT ON WHYTE AVENUE

### Property Highlights

- Turn-Key scenario: all equipment, fixtures, and furniture included
- Located next to the iconic Commercial Hotel and the historic Princess Theatre, right in the heart of Whyte Avenue
- Situated in a high foot-traffic area
- Ideal space for pizzeria, Burger restaurant, Donair restaurant or Icecream shop.
- Excellent window exposure



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.



# FOR LEASE

Restaurant on Whyte Avenue

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC





# FOR LEASE

## Restaurant on Whyte Avenue

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 10331 - 82 Ave, Edmonton, AB

**Size:** 2,000 Sq. Ft. (+/-)

**Zoning:** (DC1(20476)) Direct  
Development Control Provision

**Parking:** Paid street parking

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** Market

### Contact

**David J. Olson**  
Senior Associate  
Cell: 780.908.1650  
Direct: 780.784.5356  
david@lizotterealestate.com

**Erich Szpytma**  
Associate  
Cell: 416.859.3626  
Direct: 780.784.5358  
erich@lizotterealestate.com

**Cynthia Leduc**  
Unlicensed Assistant  
Direct: 780.784.5359  
cynthia@lizotterealestate.com

### Demographics within 3KM

