

TURNKEY RESTAURANT OPPORTUNITY Property Highlights

- High-traffic downtown location with excellent visibility
- Former Meltwich Food Co. with existing kitchen infrastructure
- Kitchen Equipment Available for Purchase Separately
- Fully Installed Commercial Hood & Make-Up Air System Included with Premises
- · Well-maintained property with professional property management









FOR LEASE

Turnkey Restaurant Opportunity









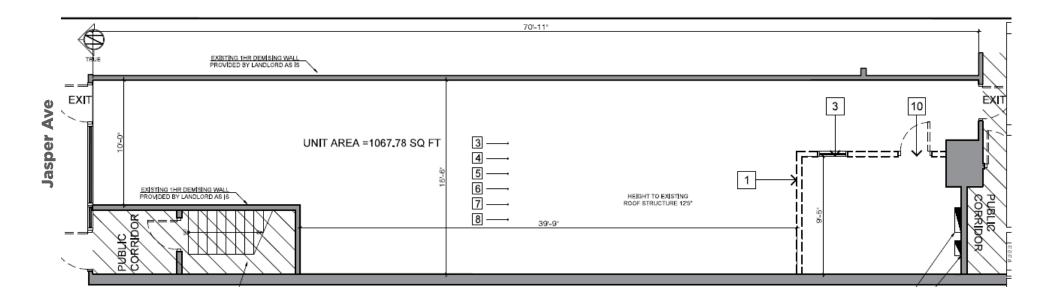


FOR LEASE

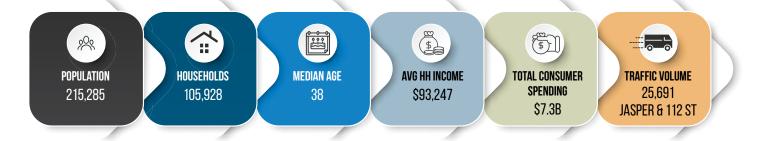
Turnkey Restaurant Opportunity



Floor Plan



Demographics within 5KM



FOR LEASE

High Exposure Jasper Ave Retail Centre



Property Information

Municipal Address: 11219 Jasper Ave, Edmonton, AB

Legal Address: Plan NB Blk 12 Lot 58

Size: ±1,067 Sq. Ft.

Zoning: Direct Control (DC)

Parking: 2 Stalls/unit \$75/month per stall

Ample street parking in front

Possession: Immediate/negotiable

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Lease Rate: \$ 28.00/Sq. Ft.

Op Costs: \$16.21/SF + utilities

Contact

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