

# FOR LEASE

±1,067 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**11219 Jasper Ave, Edmonton, AB**

## 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



780.488.0888



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



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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## Turnkey Restaurant Opportunity

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# Turnkey Restaurant Opportunity

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POPULATION  
215,285

HOUSEHOLDS  
105,928

MEDIAN AGE  
38

AVG HH INCOME  
\$93,247

TOTAL CONSUMER  
SPENDING  
\$7.3B

TRAFFIC VOLUME  
25,691  
JASPER & 112 ST

# FOR LEASE

## High Exposure Jasper Ave Retail Centre

**LIZOTTE**  
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### 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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