

# FOR LEASE

1,893 Sq. Ft. (+/-)

## LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**10532 82 Avenue, Edmonton, AB**

## AMAZING RESTAURANT IN THE HEART OF OLD STRATHCONA

### Property Highlights

- South-facing restaurant opportunity on Whyte Avenue.
- Top-of-the-line equipment, fully built out and move-in ready
- Well over \$200,000.00 in renovations and kitchen equipment
- Excellent opportunity for a restaurant
- All equipment and small wears included, well maintained, and in excellent condition.



780.488.0888



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



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



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# FOR LEASE

Restaurant on whyte

**LIZOTTE**  
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## Demographics within 5KM



POPULATION  
191,760



HOUSEHOLDS  
94,799



MEDIAN AGE  
37



AVG HH INCOME  
\$98,511



TOTAL CONSUMER  
SPENDING  
\$6.8B



TRAFFIC VOLUME  
27,045



# FOR LEASE

## Restaurant on Whyte

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### Property Information

**Municipal Address:** 10532 82 Avenue, Edmonton, AB

**Building Size:** 1,893 Sq. Ft. (+/-)

**Zoning:** General Business Zone (CB2)

**Parking:** 2 reserved stalls at the back of the building, and street parking

**Loading:** Back alley double-man door

**Possession:** Immediate/negotiable

### Contact

**David J. Olson**

Senior Associate

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Direct: 780.784.5356

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**Cynthia Leduc**

Unlicensed Assistant

Direct: 780.784.5359

cynthia@lizotteterealestate.com

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**Lease Rate:** Market (Please Contact Associate)

**OP Cost:** \$15.70/Sq. Ft. (estimated)



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