

# FOR SALE

5,300 Sq. Ft. (+/-)

Total

**PRICE REDUCED!**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**10810 124 Street, Edmonton, AB**

## FULLY-LEASED RETAIL BUILDING

### Property Highlights

- Free-standing restaurant building along high-traffic 124th Street
- Two established restaurants with an average lease term of 4 years left
- The property features a fully equipped commercial kitchen for turnkey operations.
- Income-generating retail property with strong tenants.
- NOI - \$140,700
- Minutes from downtown core, Oliver, Glenora, and Crestwood Common
- Surrounded by major residential developments
- Cap Rate: 6.12%



780.488.0888



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



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

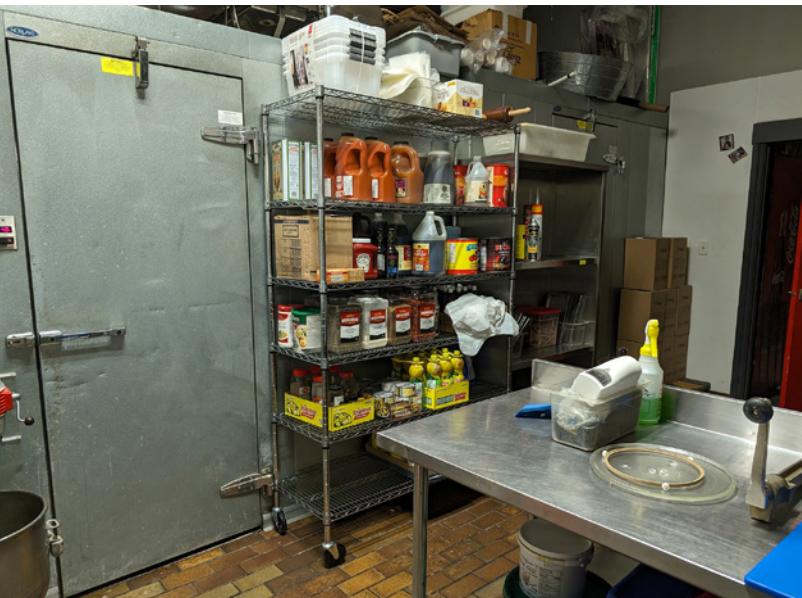


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# FOR SALE

## PROMINENT 124 STREET BUILDING

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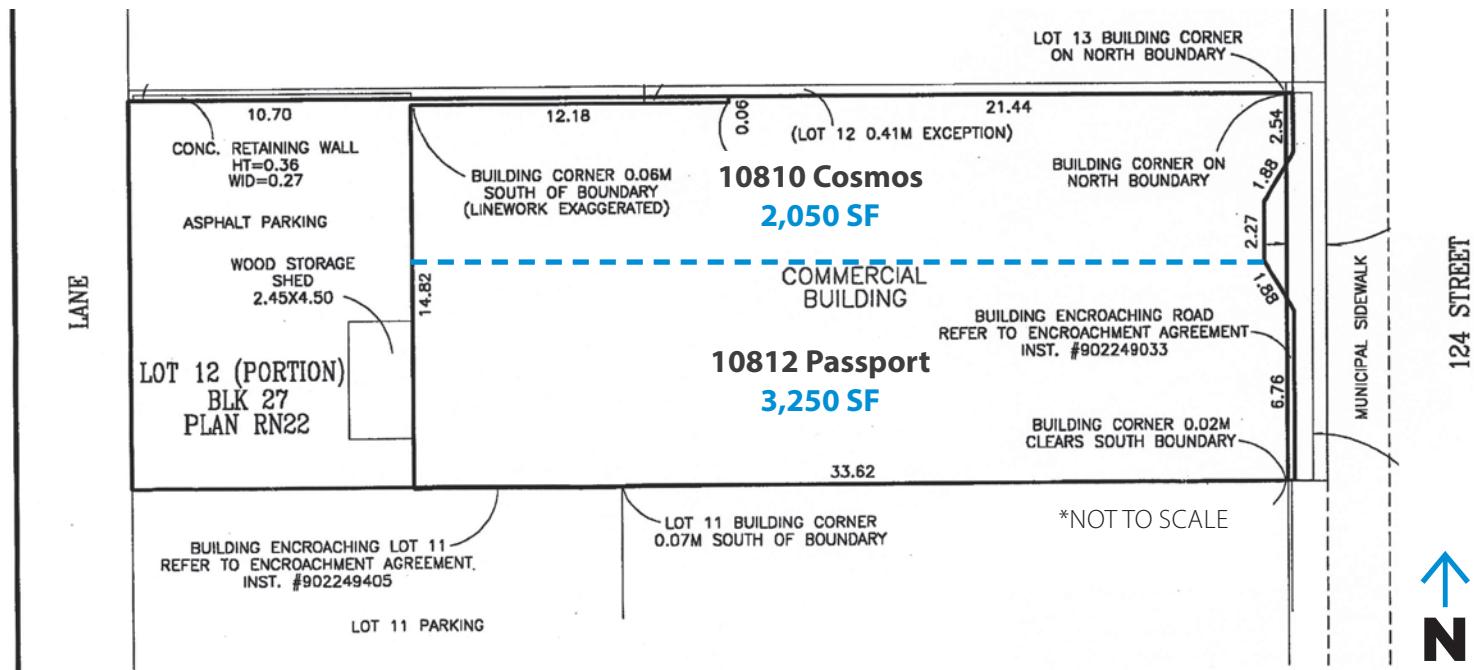
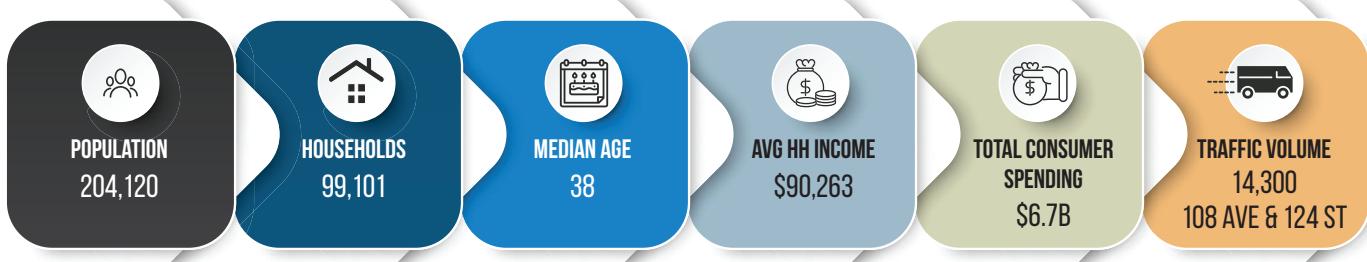


# FOR SALE

# PROMINENT 124 STREET BUILDING

# LIZOTTE AND ASSOCIATES REAL ESTATE INC.

## Demographics within 5KM



# FOR SALE

## PROMINENT 124 STREET BUILDING

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### Property Information

**Municipal Address:** 10810 124 Street, Edmonton, AB

**Size:** **Restaurant:** 2,050 Sq. Ft.

**Lounge:** 3,250 Sq. Ft.

**Building:** 5,300 Sq. Ft.

**Lot Size:** 7,064.63 Sq. Ft.

**Zoning:** Mixed-Use Zone (MU)

**Parking:** Ample paid parking and street parking

**Possession:** Immediate/negotiable

**\$\$\$**

**Purchase Price:** ~~\$2,400,000~~ \$2,300,000.00

### Contact

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