

FOR SALE

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

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PRICE REDUCED!



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



#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 SALE

PROMINENT 124 STREET BUILDING

LIZOTTE
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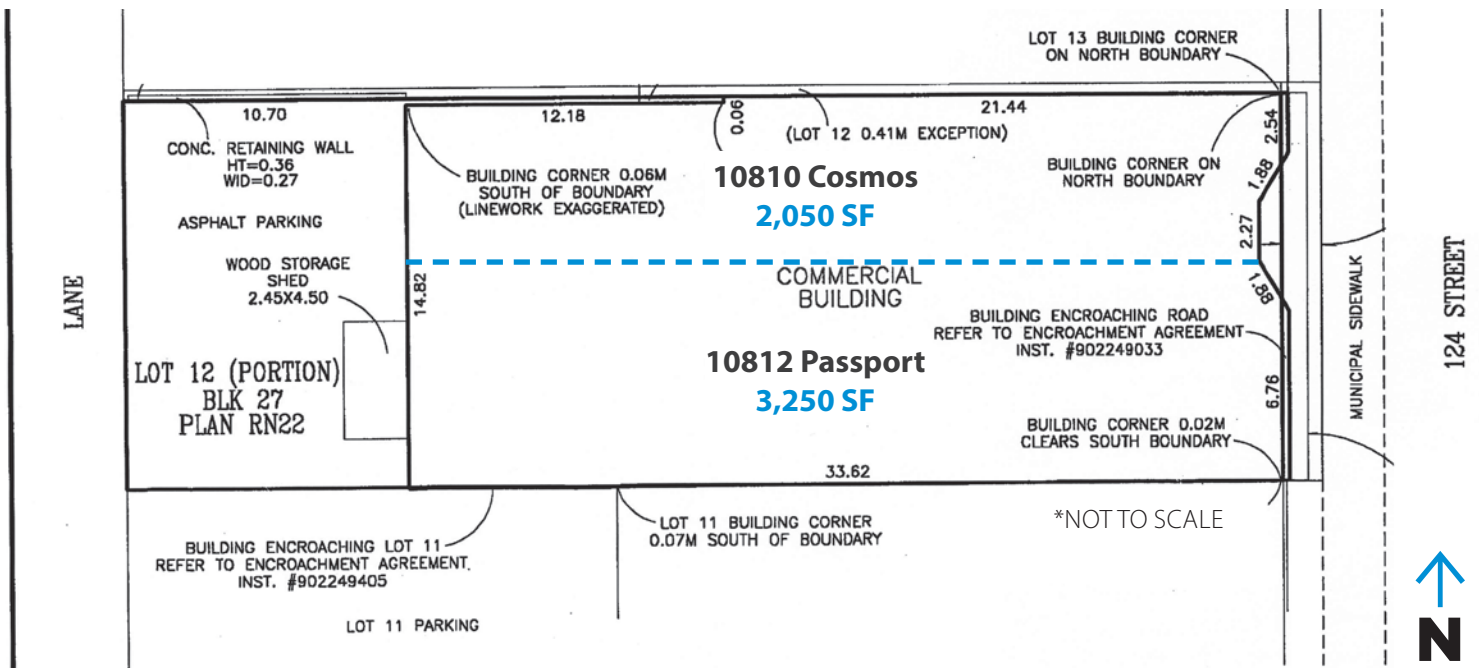
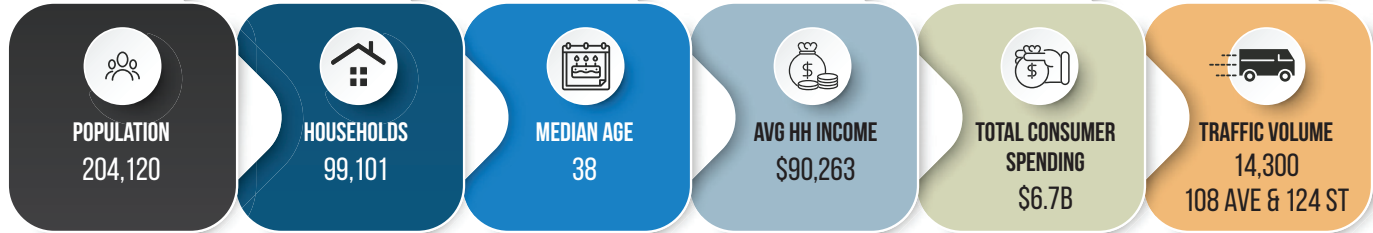
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PROMINENT 124 STREET BUILDING

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Demographics within 5KM



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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

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

Contact

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