



8716 109 Street, Edmonton

**TURN-KEY CAFE / QSR**



## PROPERTY DETAILS

Address:	8716 109 Street, Edmonton
Legal:	782AT; Block 148; Lot E, F, G, H
Zoning:	CB1 - Low Intensity Business Zone
Main Floor Size:	910 SF (+/-)
Lower Level Size:	411 SF (+/-)
Sublease Rate:	<del>\$39.00/SF</del> <b>\$32.00 / SF</b>
Additional Rent:	\$17.00/SF (Estimate includes: Property Tax, Gas, Water & Sewage, Management & Admin Fees, Maintenance & Repairs)
Term Expiry:	June 30, 2029
Parking:	Use of 2 dedicated surface stalls ( additional \$ may apply)



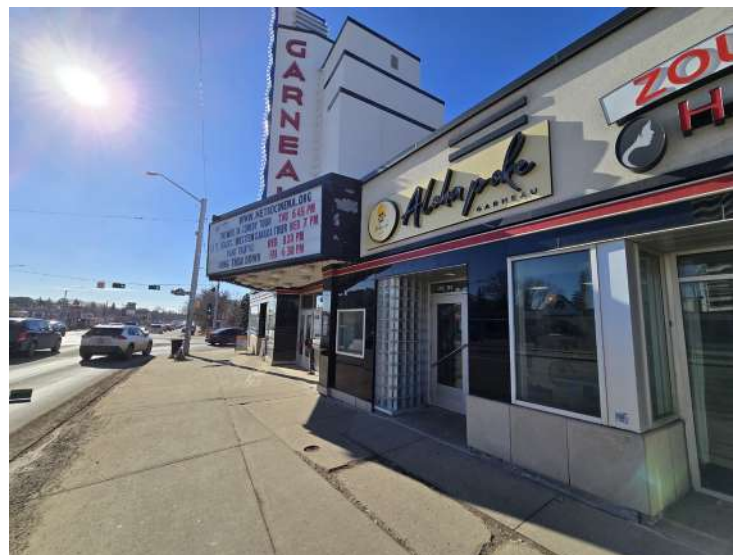
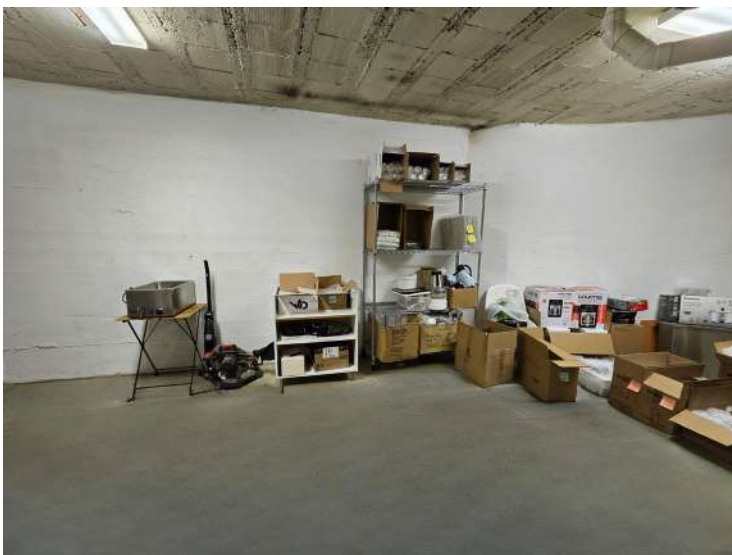
## PROPERTY HIGHLIGHTS

- Turn-key cafe / quick-serve restaurant in Garneau
- Excellent exposure to 109 Street
- Close proximity to University of Alberta
- Ideal for a sandwich shop, ice cream, bubble tea or other QSR concept
- Some equipment and appliances included and some available for sale
- Tours must be scheduled, please do not approach the staff



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

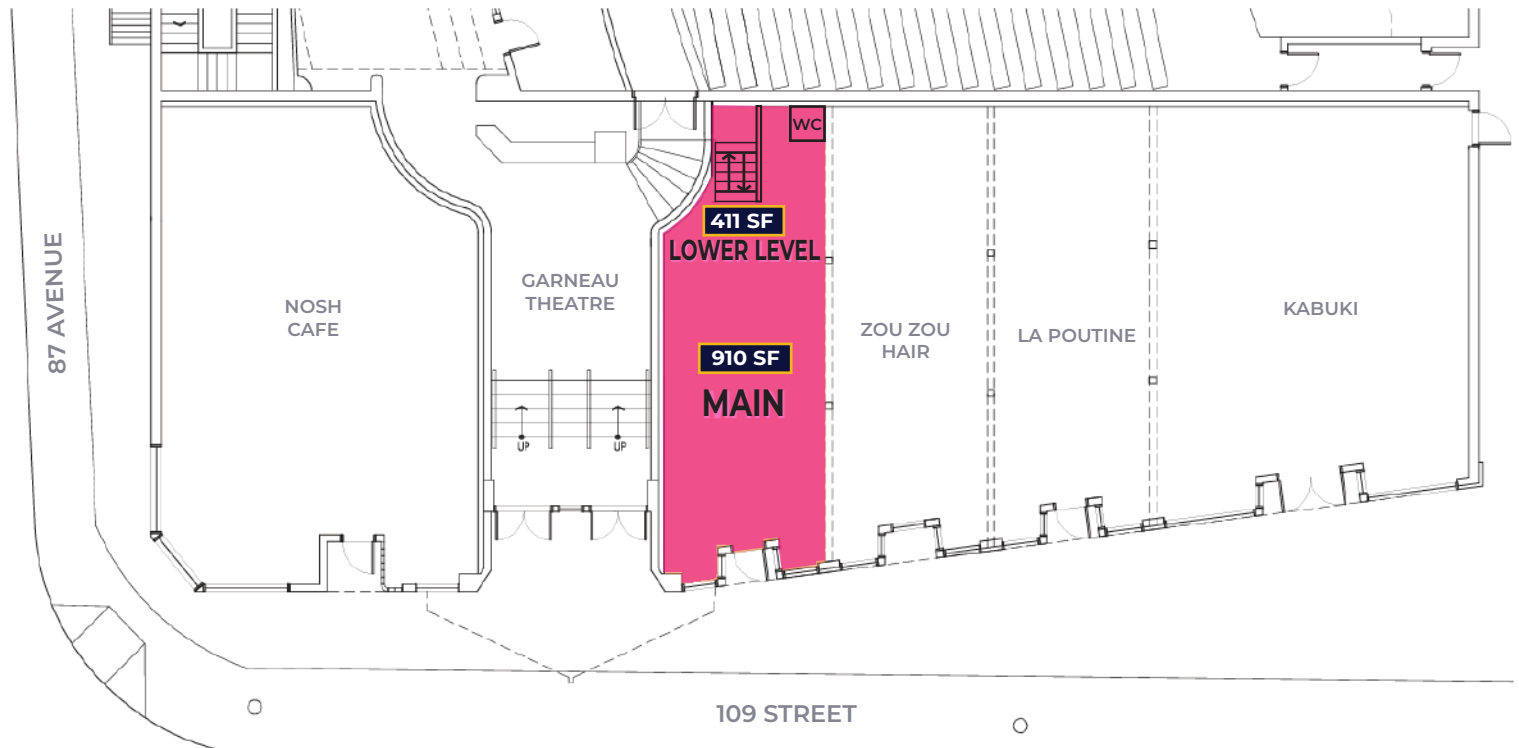
**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

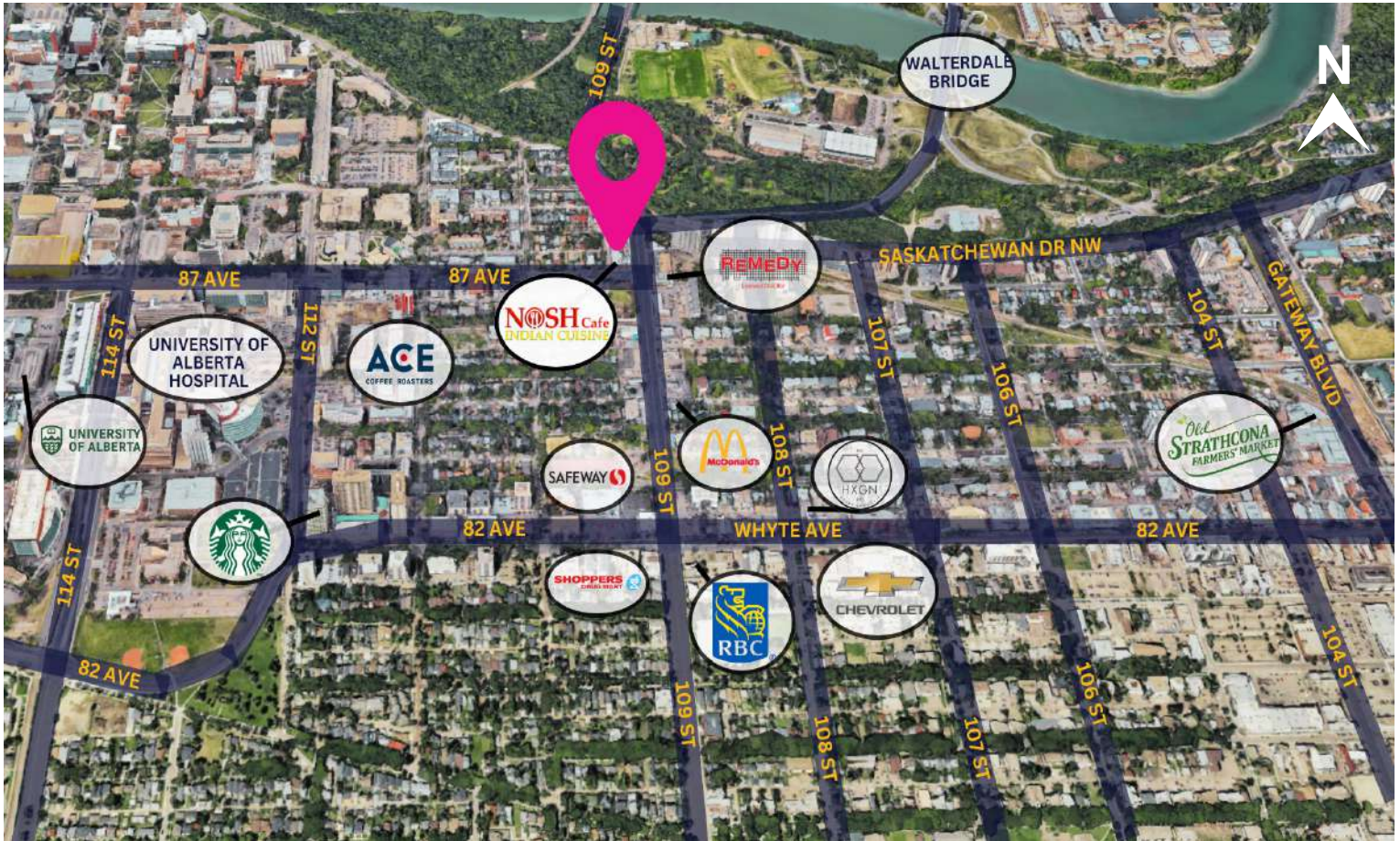


LOWER LEVEL



 **FLOOR  
PLAN**





### VEHICLES PER DAY

**109 Street:** 39,049  
**87 Avenue:** 35,600



### AREA POPULATION (Within 5 kms)

**Population:** 204,401  
**Daytime Population:** 299,672  
**Annual Growth:** 2.7 %



### AREA INCOME (Within 5 kms)

**Avg. Household Income:** \$98,265



### NEIGHBOURHOOD HIGHLIGHTS

- Situated on 109 Street, a major corridor connecting downtown Edmonton and the University of Alberta.
- Close proximity to the University of Alberta and Garneau, excellent access to public transportation, including major bus routes.
- Cultural hub known for festivals, markets, and nightlife, attracting both locals and tourists.
- Walking distance to key amenities, including grocery stores, restaurants and retail shops.



**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com