



COLUMBIA PLAZA

11821 - 105 AVENUE | EDMONTON | AB

FOR LEASE



GREAT LOCATION



OPEN LAYOUT



TURNKEY RESTAURANT



PROPERTY HIGHLIGHTS

- Turnkey Brewery/Taproom
- Great location, close to downtown
- Private parking available
- Next to Unity Square, great amenities nearby

76 GROUP CO.

#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676

76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 11821 - 105 Avenue, Edmonton, AB
- **PROPERTY TYPE** Brewery & Taproom
- **SIZE** 4,993 sq. ft.
- **ZONING** DC2
- **PARKING** Private
- **HEATING** Furnace and AC
- **POSSESSION** 30 Days
- **SECURITY** Yes

FINANCIALS

OPS COST | Unit #11821 - 4,993 sq. ft.
\$8.40 /sq. ft.
(2024 Estimated)

LEASE RATE
Market Rate with Annual Escalations

- **SERVICES** Fully Serviced Power, Water, Gas, and Sewer

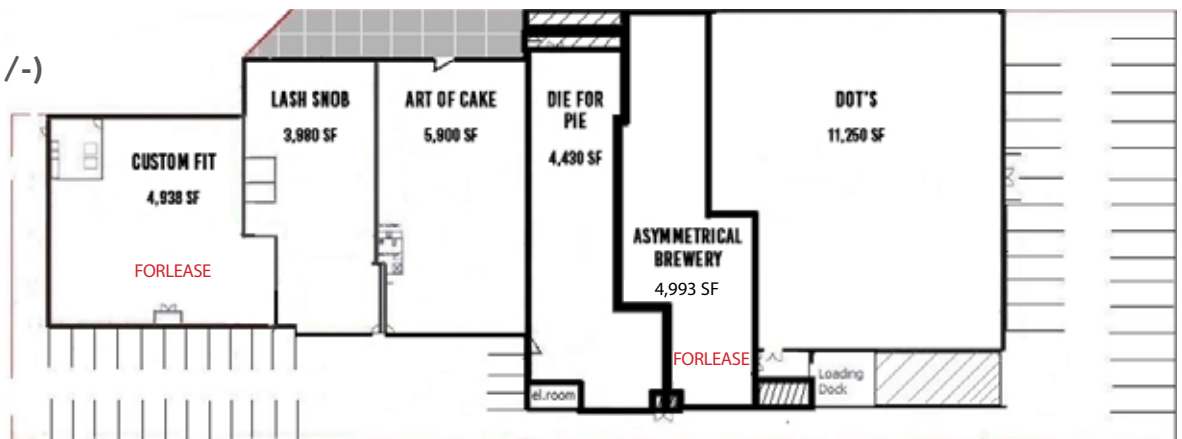
IDEALLY SUITED FOR

- Brewery/Taproom
- Retail
- Studio Space

FLOOR PLAN

UNIT #11821

4,993 SQ. FT. (+/-)



COLUMBIA PLAZA

11821 - 105 AVENUE | EDMONTON | AB



@76GROUPCO



@76GROUP



76GROUPCO_



HOLLAND_PLAZA_YEG

DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

- 107 AVENUE**
Estimated 20,800 vehicles per day
- 116 STREET**
Estimated 9,900 vehicles per day
- 104 AVENUE**
Estimated 30,000 vehicles per day

AERIAL VIEW



COLUMBIA PLAZA

11821 - 105 AVENUE | EDMONTON | AB

