

RESTAURANT ASSETS FOR SALE

ASSET SALE ESTABLISHED RESTAURANT

12019A 102 Ave NW, Edmonton, AB



HIGH PROFILE 1,669 SF RESTAURANT ASSET SALE

- Opportunity to take over an established small format restaurant in the heart of Wihkwentôwin
- 1,669 SF premises set up for immediate operation in a busy commercial hub
- Sale includes all equipment, improvements and restaurant infrastructure
- Located in one of the area's most sought-after buildings

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PROPERTY FEATURES

Leasable Area	1,669 SF
Useable Area	1,388 SF
Available	Immediately
Address	12019A 102 Ave NW, Edmonton, AB
Sale Price	\$200,000.00 \$150,000.00
Lease Term	Expires October 31, 2028
Parking	Scramble and street-front
Sales/Revenue	Available upon request



FULLY FIXTURED
RESTAURANT PREMISES

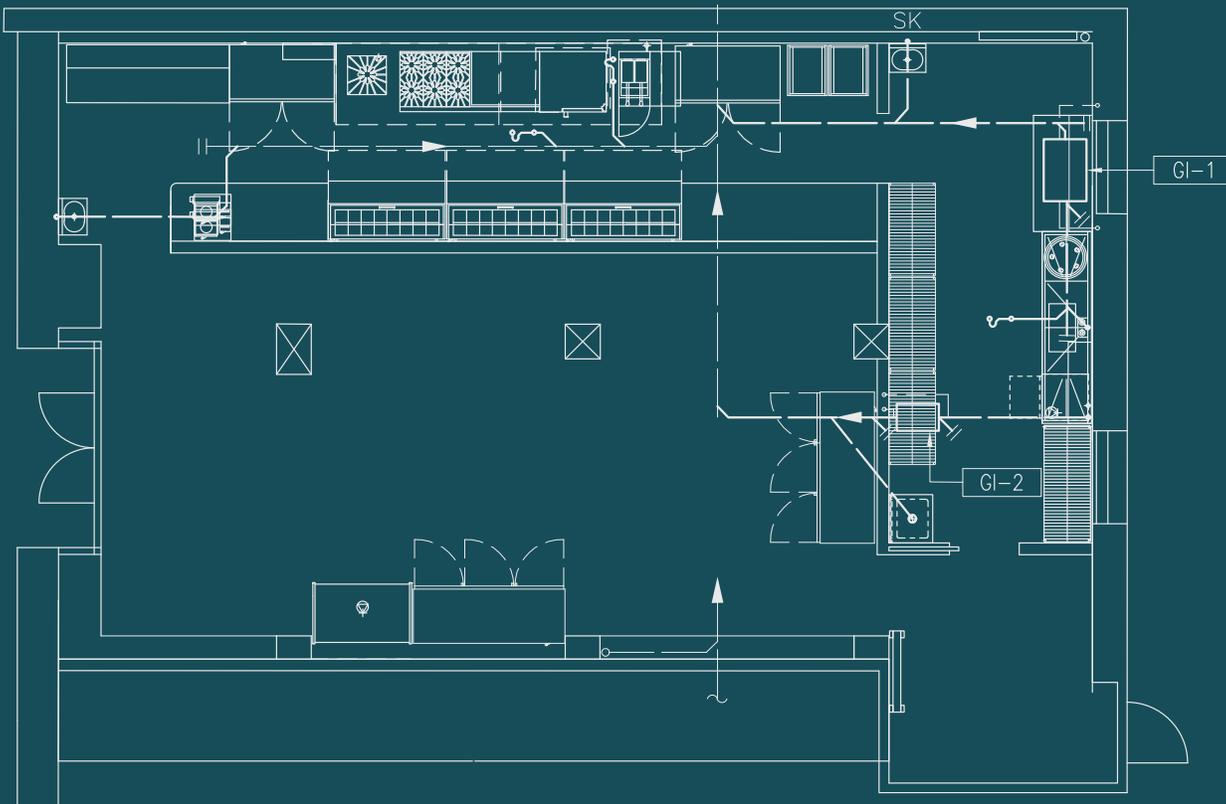


HIGH DENSITY IN
SURROUNDING AREA



STRONG HOSPITALITY
SALES ON SITE

SITE PLAN



KITCHEN EQUIPMENT

Qty.

1	36" Frytop, 6 Burners
1	Combi Oven
1	HD Fryer
1	Stock Pot Stove
1	Reach-in Cooler
1	Reach-in Freezer
3	Sandwich Prep Coolers
1	5' Worktable
2	60" Wall Shelves
1	Double Basin 24" Compartment Sink with Faucet
1	Wall-mount Dish Rack Shelf - 22
2	Wall-mount Hand Sink
1	Display Cooler
1	Display Freezer
1	Heated Display Case



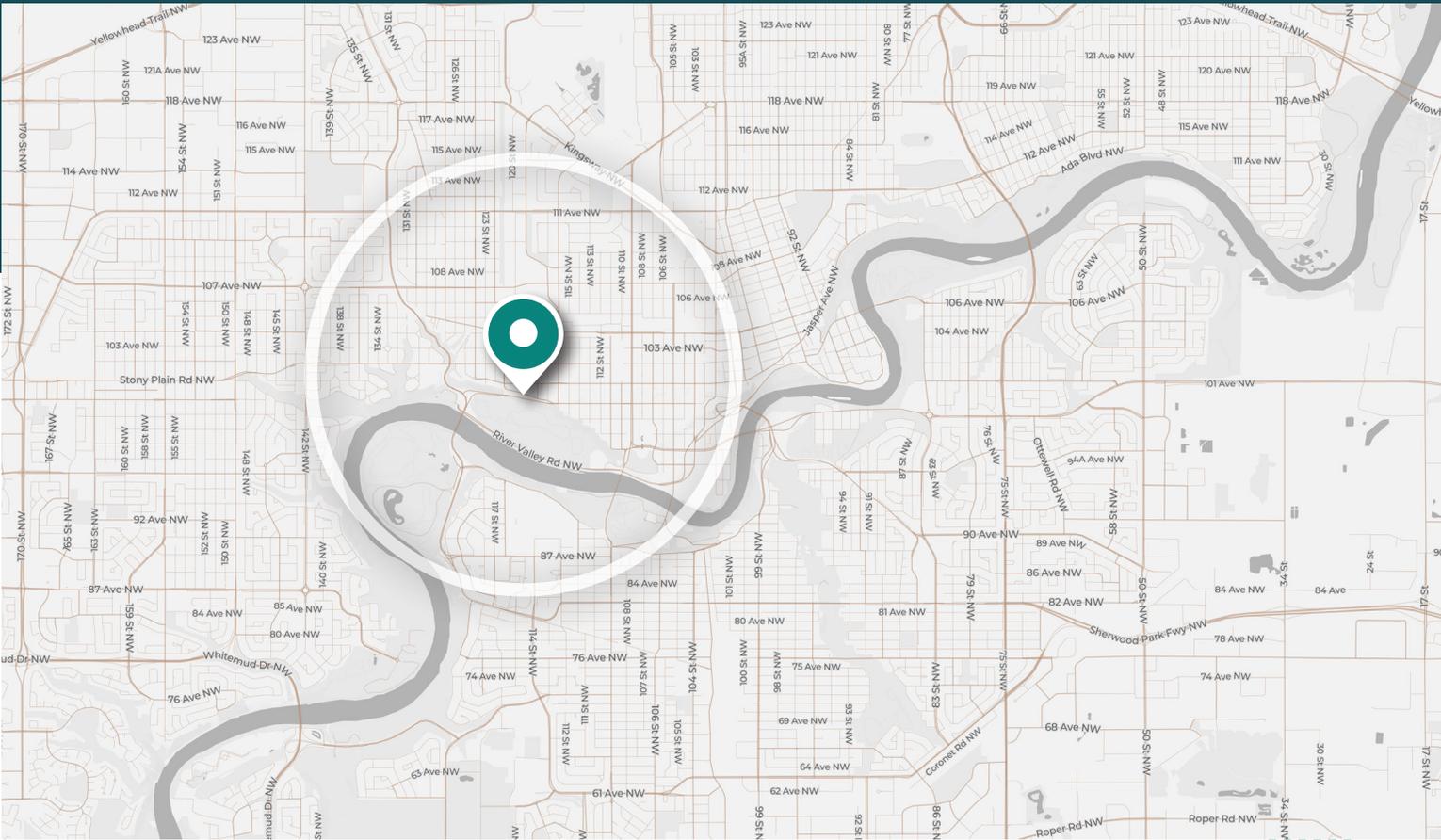
TURNKEY RESTAURANT SPACE IN HISTORIC EDMONTON HUB

FULLY EQUIPPED,
SMALL-FORMAT
RESTAURANT IN
A HISTORIC BUILDING
WITH HIGH VISIBILITY
AND ACCESS TO
JASPER AVE AND
124 ST NW.

Rare opportunity to occupy a small format, turnkey restaurant opportunity in Edmonton's most dense and mature neighborhood. The purchase will come with all kitchen equipment, commercial kitchen venting and offers a quick opportunity for qualified and experienced operators. The restaurant was originally built out in 2018 with high quality equipment and finishes.

The site offers convenient access to both Jasper Avenue and 124 Street NW, servicing local residents from Wihkwentowin, Westmount, Queen Mary Park and Glenora. The property is a beautifully renovated historic brick and beam building, with a standout mix of local and boutique tenants and offers common indoor seating with interior and exterior access for both dine-in and take-out dining.





AREA DEMOGRAPHICS

2 KM RADIUS

66,355

DAYTIME POPULATION

49,138 residents
 13% growth (2019-2024)
 20.5% projected growth (2024-2029)

35.4%

20-39 YRS

0-19 yrs = 10.8%
 35-54 yrs = 28.2%
 55+ yrs = 25.5%

\$95,930

AVERAGE HOUSEHOLD INCOME

26.7% earn \$60-100,000
 30.4% earn \$100,000+

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