

RESTAURANT ASSET SALE

6.115 SF

FULLY FIXTURED RESTAURANT HARGATE BUILDING

10166 114 Street NW | Edmonton | AB



**6,115 SF FULLY FIXTURED RESTAURANT SPACE
IN DOWNTOWN EDMONTON**

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- Fully fixtured restaurant asset sale opportunity
- Situated in the prominent Hargate Building in downtown Edmonton
- Ideal layout for restaurants, pubs, nightclubs, or conversion to new concepts
- Close proximity to Jasper Avenue, MacEwan University, and residential high-rises
- Functional kitchen, dining area, and potential for lounge/bar use



PROPERTY FEATURES

Leasable Area 6,115 SF

Available Immediately

Address 10166 114 Street NW, Edmonton, AB

Sale Price \$295,000.00

Parking Ample street parking

Capacity 300

Sales/Revenue Available upon request



PRIME DOWNTOWN
LOCATION



DENSELY POPULATED
NEIGHBOURHOOD



TURN KEY RESTAURANT

TURNKEY RESTAURANT SPACE IN IN THE HEART OF DOWNTOWN EDMONTON

This is a unique opportunity to acquire a fully fixtured restaurant asset in the heart of downtown Edmonton. This well-appointed restaurant space is situated in the Hargate Building, steps from Jasper Avenue and surrounded by offices, residential towers, and institutions like MacEwan University. With 6,115 SF of well-built space, this location offers excellent bones for restaurants, pubs, or nightlife venues. The asset sale includes existing kitchen infrastructure, dining layout, and mechanicals — ideal for a buyer looking to rebrand or launch a new concept with significant cost savings on initial setup.



KITCHEN EQUIPMENT

Qty.

4	sandwich coolers
5	fridges
1	walkin cooler
1	walkin freezer
3	deep fryers
1	grill
16	gas burners
1	dishwasher
32	4 seater rectangle tables
11	2 seater circle tables
1	4top circle table
1	6top circle table
175	chairs

8	lockers
1	clothes washer
1	clothes dryer
2	mop buckets
2	mops
1	Ice machine
3	kegerator
1	rocket 3group espresso machine
1	eureka Espresso Grinder
1	curtis Hot water dispenser
2	cash registers
1	display cooler
2	bar fridge



DEMOGRAPHICS

2 KM RADIUS

174,391

DAYTIME POPULATION

96,674 residents
10.6% growth (2018-2024)
21.6% projected growth (2024-2029)

\$91,375

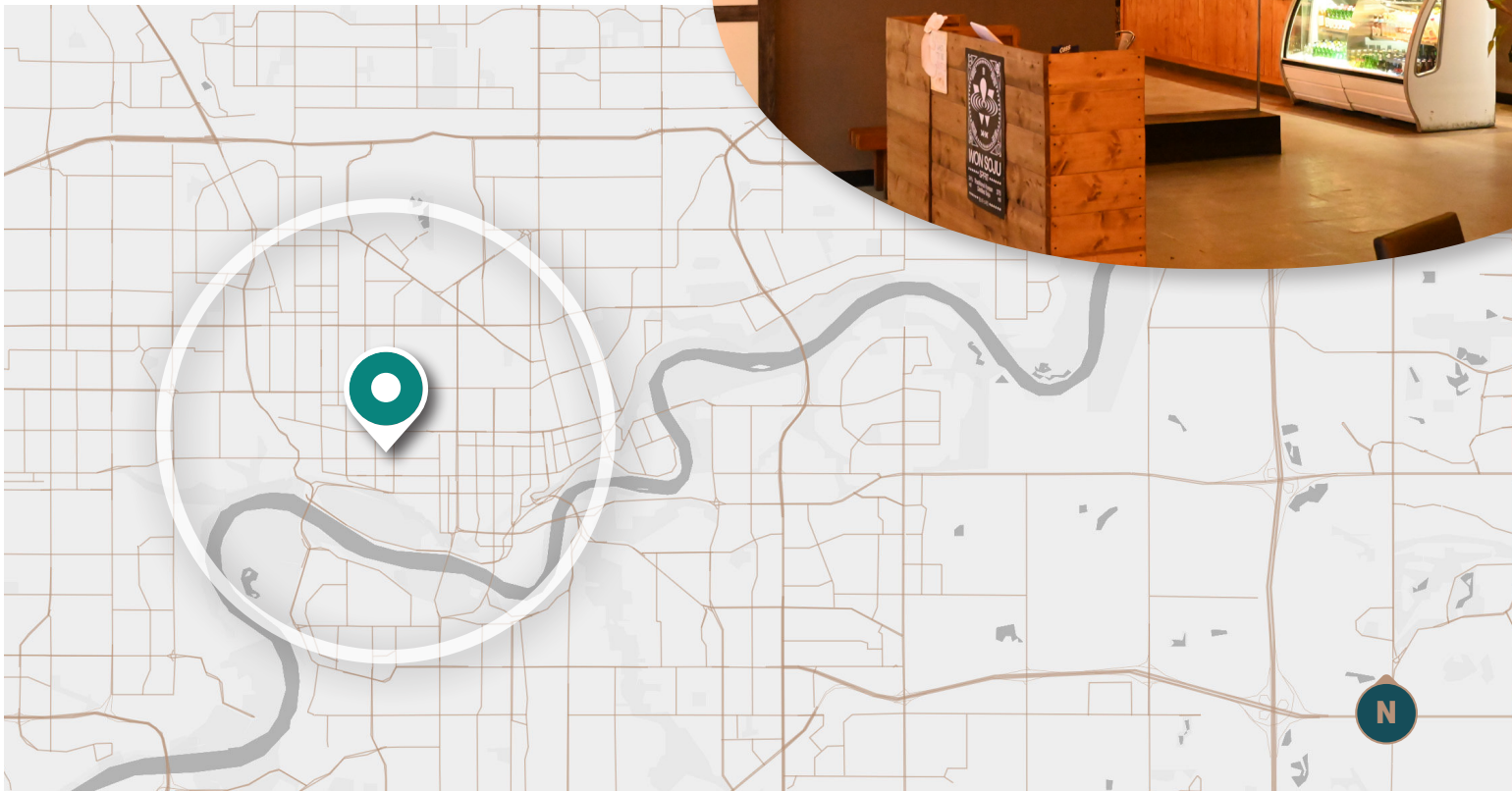
AVERAGE HOUSEHOLD INCOME

24.3% earn \$60-100,000
28.3% earn \$100,000+

45.7%

20-39 YRS

0-19 yrs = 11.1%
40-59 yrs = 22.2%
60+ yrs = 21.0%



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