RESTAURANT
FOR SALE

ESTABLISHED RESTAURANT

12427 - 102 Ave NW, Edmonton, AB



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- High visibility location, with easy access and great parking in one of Edmonton's premiere boutique retail shopping centres
- Turn-key 2,800 SF (including below-grade space) restaurant serving one of the highest density communities in Edmonton
- Solid customer base with opportunities for growth
- Beautiful south-facing patio
- Do not approach the staff, arrange all viewings with listing broker

PROPERTY FEATURES

Restaurant	2,400 SF main floor, 400 SF below grade
Address	12427 - 102 Ave NW, Edmonton, AB
Sale Price	Contact listing broker for details
Lease Term	Expires July 30, 2029
Parking	Scramble, parking lots in front and rear
Sales/Revenue	Contact listing broker for details

FULLY FIXTURED RESTAURANT PREMISES

HIGH DENSITY IN SURROUNDING AREA

LANDMARK LOCATION

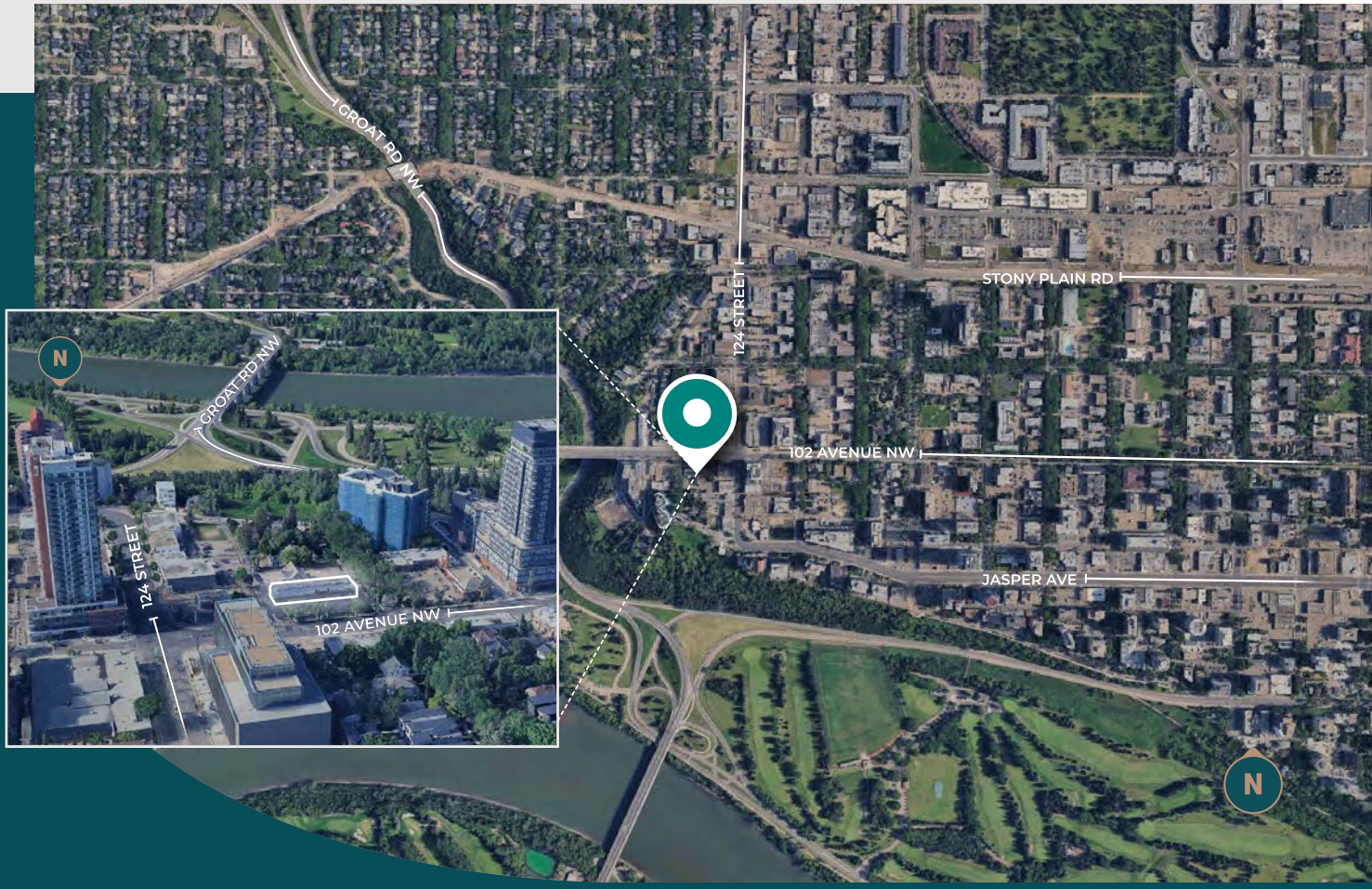


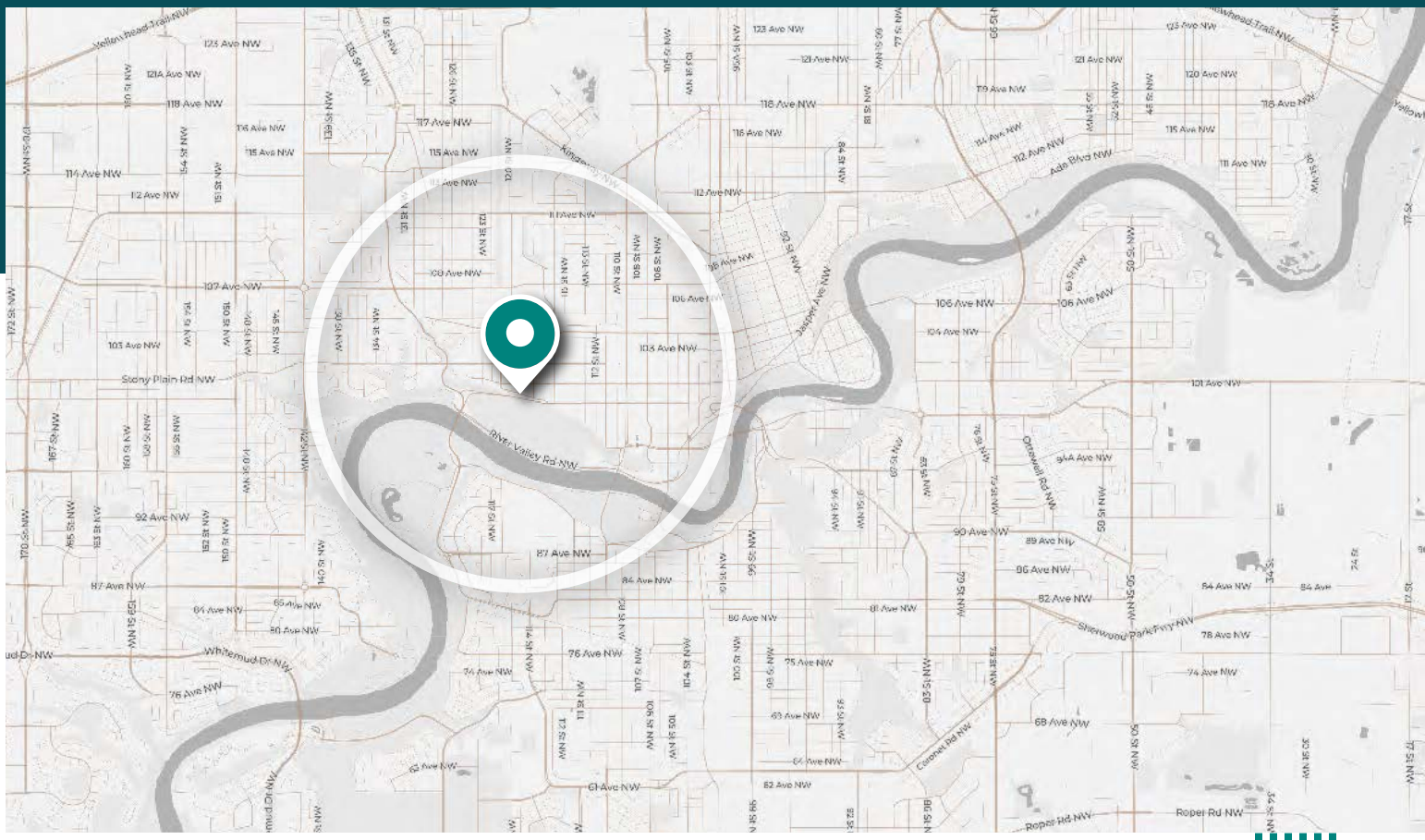
LANDMARK EDMONTON RESTAURANT IN PREMIERE LOCATION

FULLY EQUIPPED, RESTAURANT WITH HIGH VISIBILITY AND ACCESS TO JASPER AVE AND 124 ST NW

Rare opportunity to acquire a well-established, turnkey restaurant concepts, ideally suited for experienced owner-operators or expanding hospitality groups. The offering includes all kitchen equipment, and front-of-house fixtures, allowing for a seamless and efficient transition of operations. Both concepts have been thoughtfully built out with quality finishes and functional layouts designed to support high-volume service for day and night business.

Strategically positioned to serve a strong local and commuter customer base, the location benefits from excellent visibility and accessibility, drawing consistent traffic from surrounding residential and commercial areas. The businesses have built a loyal following through a focus on quality, strong branding, and a welcoming atmosphere, making this a compelling opportunity to step into a proven operation with immediate revenue potential and room for continued growth.





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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