

RESTAURANT FOR SALE

ESTABLISHED RESTAURANT AND COCKTAIL BAR

12427 - 102 Ave NW, Edmonton, AB



CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

NIC KRYWOLT

Associate

780.932.7451

nic.krywolt@omada-cre.com

- High visibility location, with easy access and great parking in one of Edmonton's premiere boutique retail shopping centres
- Turn-key 3,300 sf (plus below-grade space) restaurant and cocktail bar 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
Cocktail Bar	900 SF
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



BEST NEW RESTAURANT

COCKTAIL BAR VOTED BEST NEW RESTAURANT IN EDMONTON BY AVENUE MAGAZINE (2019), AND, TOP 10 FINALIST IN AIR CANADA'S BEST RESTAURANTS IN CANADA LIST (2020)



FULLY FIXTURED
RESTAURANT PREMISES



HIGH DENSITY IN
SURROUNDING AREA



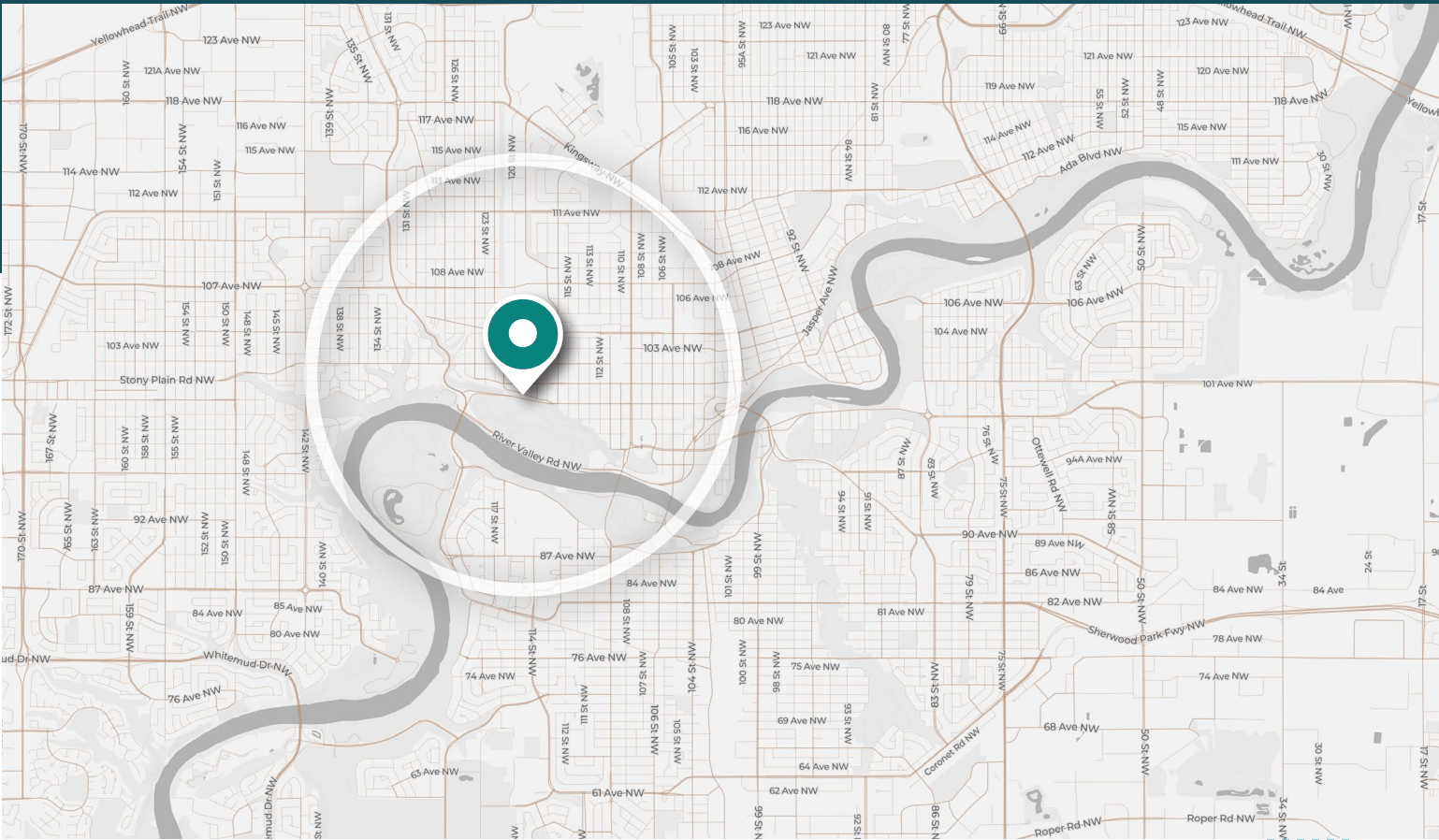
LANDMARK EDMONTON RESTAURANT IN PREMIERE LOCATION

FULLY EQUIPPED,
RESTAURANT AND
SMALL-FORMAT
COCKTAIL BAR 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+

CHRIS KILLINGSWORTH

Associate
 780.232.6939
chris.killingsworth@omada-cre.com

NIC KRYWOLT

Associate
 780.932.7451
nic.krywolt@omada-cre.com



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. December 22, 2025