



## Edmonton Alberta

\$23

Turnkey fully built-out restaurant or cafe space -- includes kitchen, washrooms, seating area, and existing improvements (minimal build-out required for tenant). High-traffic corner location at 99 Street & 34 Avenue with excellent visibility. Strong daytime and evening customer traffic from surrounding businesses and a dense residential catchment area. Ample onsite parking and easy access for dine-in, take-out, or delivery. Surrounded by complementary retail & service tenants, contributing to consistent footfall. Corner end-cap commercial space with signage opportunity and signalized intersection exposure. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://gurmeetsandhu.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)