



## Edmonton Alberta

\$38

For Lease 3,836 sq.ft. Restaurant (main) & 1,075 sq.ft. Roof Patio (both to be built-out). Join the most popular bar corridor on Gateway Blvd in Edmonton! Highly visible, sought after location in the Old Strathcona district. Location has instant access to many customers (foot traffic) when you open. Front entrance faces Gateway Blvd which is one of the main roads into downtown Edmonton. Approx 65,000 cars per day drive by this location. Across the street is Station Park. Following bars are a short walk to this location, incl Hudsons, MKT, Cook County, On Edge Brewing, Blues on Whyte, Leopolds. Location is suitable for a restaurant, bar, bakery, etc. DC1 zoning, retail use; 300A electrical, single phase (can be upgraded to 3 phase), new electrical wiring throughout; New plumbing, sewer lines; Commercial HVAC with air conditioning; Utilities separately metered & paid by the tenant; Wheelchair access thru rear; On premise parking not available; 4 existing bathrooms; Seeking NNN lease; Low occupancy costs; (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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