



## 10504 99 Avenue 101 Edmonton AB

\$650,000

Great exposure 1520 Sq.Ft. of condo retail space and one underground stall for sale in downtown Omega Building which is currently leased to long term tenant who's operating a Cafe/Bistro. Showing great cash flow; Tenant has an outdoor patio agreement with city.\* Newly fixtured and fully equipped with lease already in place. Dining seating capacity 44. Patio seating capacity 27.\* Fully renovated, featuring high end equipment, full kitchen, patio and so much more.\* Perfect location in the middle of high rises and residential homes. Great opportunity to own in Downtown Edmonton.\* Tenancy with Lease agreement must be assumed by purchaser.

"Please do not approach tenant."

Listing Presented By:



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