



Edmonton Alberta

\$28

Exclusive Japanese Artisan Gift Shop in Prime Edmonton Location For over 15 years, Kifune Japan Gift Shop has been Edmontons premier and ONLY destination for authentic, handmade Japanese artisan teaware, ceramics, and gifts sourced directly from master artists in Japan. This beautifully appointed 2,626 sq. ft. store at 7609 109 Street NW offers products you simply cannot find anywhere else in Canada - from exquisite chawan tea bowls and kyusu teapots to handmade sake sets, vases, and unique accessories. Offered at \$379,900, the sale includes ALL existing inventory and assets, with a total value exceeding the asking price. You are essentially acquiring the established business, loyal customer base, and store fixtures for less than the value of the stock on the shelves! The seller is committed to a seamless transition with full training, including how to order directly from Japanese artists and maintain exclusive supplier relationships. This is a true turnkey operation in a prime location, walking distance to the University of Alberta, Whyte Avenue, and surrounded by dense residential and commercial traffic. The area is undergoing significant redevelopment with new multi-family units bringing thousands of new customers. Direct public transit access ensures high visibility and foot traffic. Critically, the business offers a long-term, reasonable lease rate providing stability and peace of mind for your investment. The space is beautiful, professional, and move-in ready. With a loyal returning local and out-of-province clientele, and zero direct competition in Canada, this is a rare gem. Serious inquiries only - seize this once-in-a-lifetime opportunity to own Canadas premier Japanese artisan gift destination! Traffic & Demographics: 109 Street sees approximately 27,800 vehicles daily, while surrounding neighbourhoods enjoy average household incomes of \$111,000-\$133,000 - ...

Listing Presented By:



Originally Listed by:
Royal Lepage Summit Realty



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000
Fax:
broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.