

**QUALIFIED TENANTS RECEIVE
UP TO 1 YEAR FREE OF NET RENT***

(*Minimum 5 Year Term, to qualified tenants)



10125 121 Street, Edmonton

FULLY FIXTURED RESTAURANT



PROPERTY DETAILS

Address:	10125 121 Street, Edmonton
Legal:	Plan 4423 AJ, Block 20, Lots 5,6,8,9,10,355
Zoning:	DC (20989)
Size:	5,600 SF (+/-)
Reduced Net Lease Rate:	\$19.00 / SF
Op Costs:	\$13.00 / SF (2025 estimate)
Utilities:	Tenant responsible



PROPERTY HIGHLIGHTS

- Excellent opportunity to lease this fully fixtured restaurant just off Jasper Avenue
- All existing equipment and fixtures included
- Featuring a large dining area, 2 bars, private dining room for special events, several storage rooms, 6 washrooms
- On-site customer parking
- Surrounded by high-density residential along with other businesses including: Olia Restaurant, Va Caffé, Odd Company Brewing, Brio Bakery, Iconoclast Café and more

INTERACTIVE TOUR



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DOWNTOWN



TRANSIT



UNIVERSITY



DINING

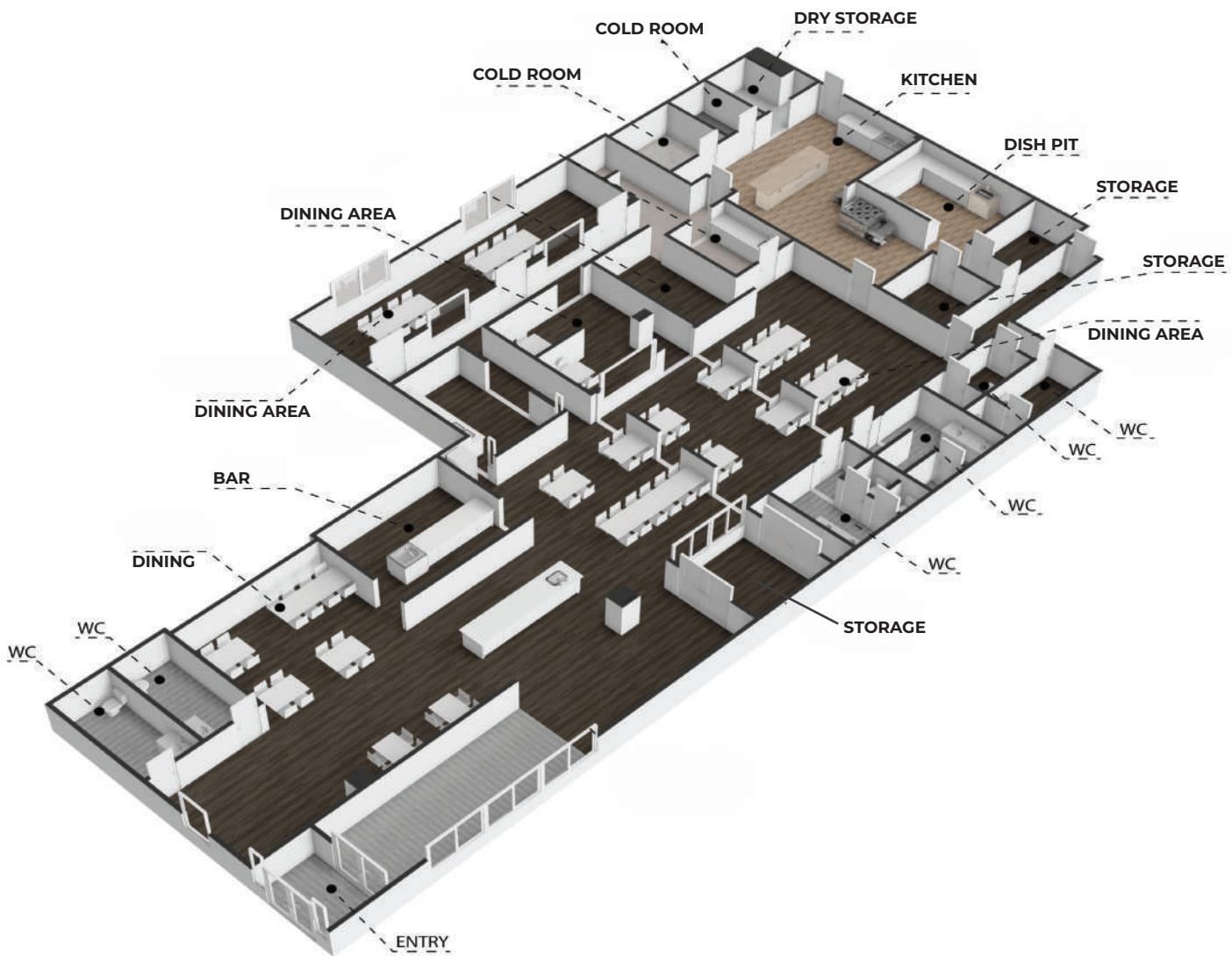
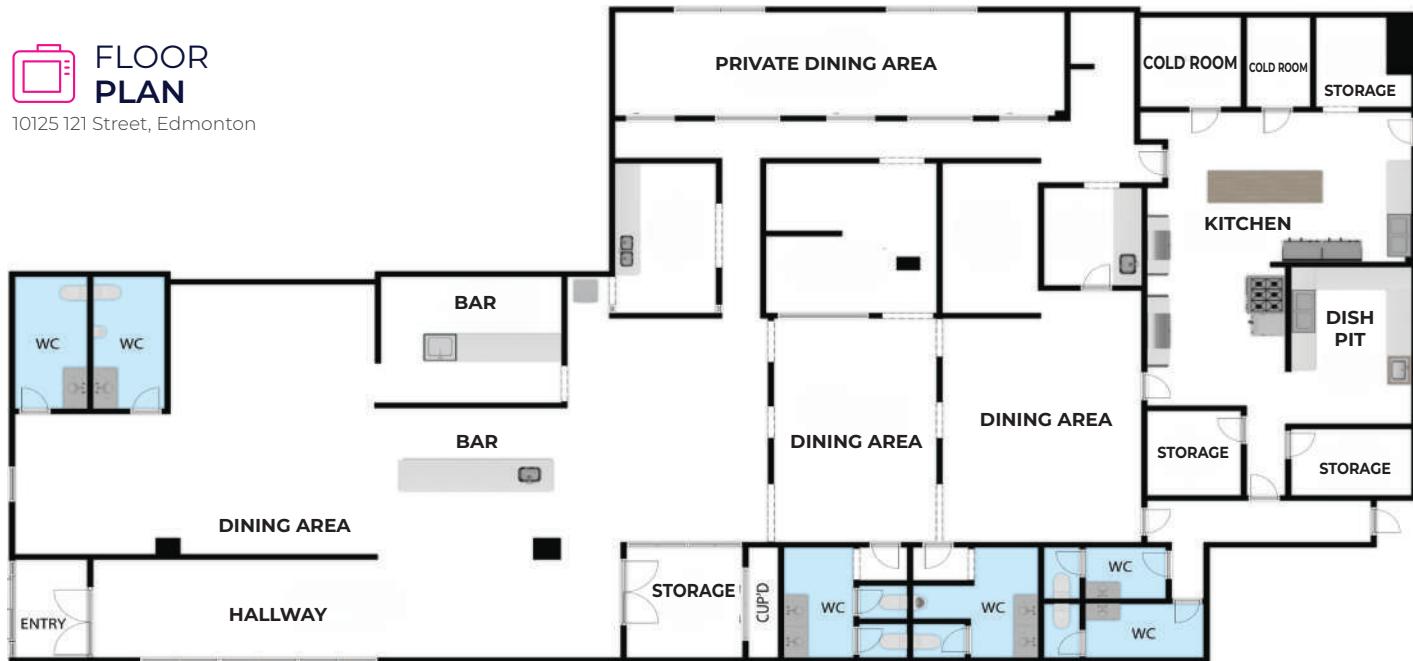


EQUIPMENT + FIXTURES

- (2) 10' Exhaust Hoods
- (2) Walk-in coolers
- Stainless steel prep stations
- Grill
- Flat top
- (2) Deep fryers
- Dishwasher
- Tables + Chair and more

FLOOR PLAN

10125 121 Street, Edmonton



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



PROPERTY LOCATION

10125 121 Street, Edmonton

PROPERTY LOCATION

Neighbourhood features:



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VEHICLES PER DAY

Jasper Ave: 22,800



AREA POPULATION (within 5kms)

- 212,182 Residents
- 294,796 Daytime Population



AREA INCOME

- Average household income of \$93,382



NEIGHBORHOOD HIGHLIGHTS

- Easy access to public transit, including major bus routes and the future Valley Line LRT
- Surrounded by high-density residential developments, creating a strong customer base
- Close proximity to Jasper Avenue, providing direct access to Edmonton's downtown core

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