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BUSINESS FOR SALE – Price Reduced!

Booming Business! Louisiana Purchase 10320 – 111 Street Edmonton, Alberta Oliver – Central Downtown



Lease Space: 2,431 square feet, more or less,
plus patio

Zoning: DC1

- Features:**
- ▶ Seating capacity of 90
 - ▶ Authentic Cajun décor (price includes all attached and unattached chattels including artwork)
 - ▶ Beautiful sunken brick and fenced patio with gas heater
 - ▶ Large parking lot - free parking
 - ▶ Lease in place until June 30, 2013



- Area Features:**
- ▶ Located only 2 blocks from Grant McEwen College
 - ▶ Many new high-rise and low-rise condos in immediate area

Income: \$60,000+ net per year – and growing!
Annual Gross Sales of over \$900,000



PRICE REDUCED: ~~\$ 250,000~~ **\$225,000**

For further information and to view Property call Nora Lizotte 780-499-9001
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