



+ Bring your culinary vision to life in this ideally located and turn-key restaurant space.

The interior's high contrast design and ample natural light create a beautiful ambiance for both the lunch and dinner crowd.

With a functional layout on the inside, and significant exposure along Calgary Trail outside, your vision is sure to flourish here.

**Have we whet your appetite? Call today to book a tour!**

# BRING THE FLAVOUR

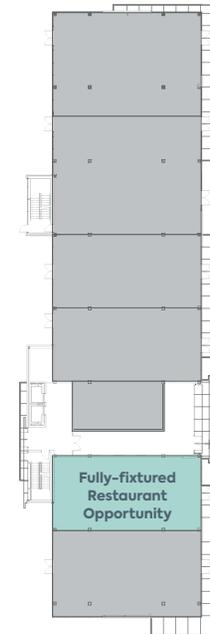
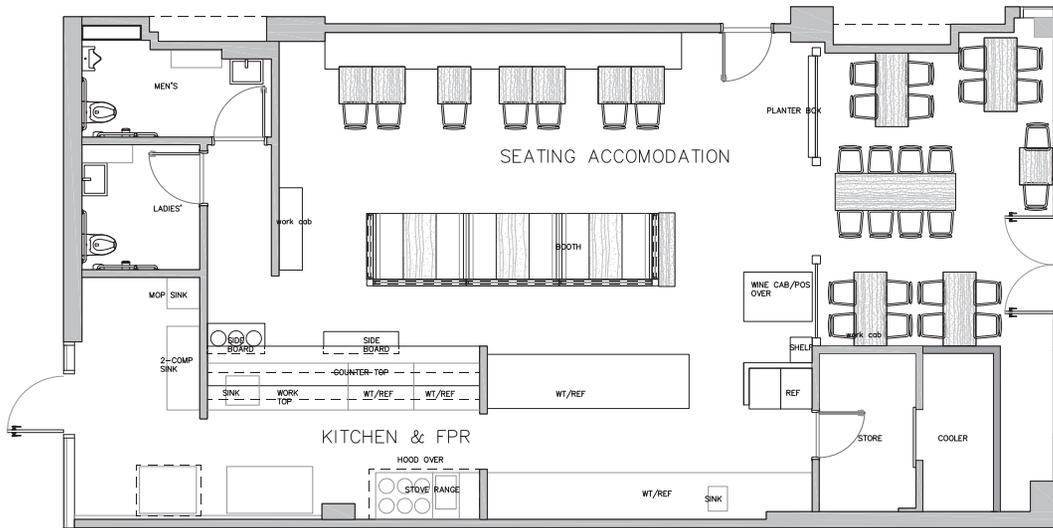
ALLENDALE CENTRE EAST | 6104-104 Street, Edmonton AB



**FULLY FIXTURED  
RESTAURANT**

# + FLOOR PLAN

Main Floor – 1,807 SF



## ADDITIONAL DETAILS

- Washrooms
- All interior furniture and equipment in place
- Abundant on site parking, available at no extra cost
- Ample natural light
- Significant exposure along Calgary Trail
- Fully vented

## + PROPERTY DETAILS



**SITE AREA**  
1 Acre



**RENTAL RATE**  
\$34.00–\$36.00/SF  
(est.)



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
13,965 SF  
(Main floor only)



**ADDITIONAL RENT**  
Prop Tax: \$7.53/SF  
CAM: \$12.19/SF  
EST. TOTAL: \$19.72/SF



**PARKING RATIO**  
2.84/1,000 SF  
(Surface & underground available)

## + CONTACT



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