

FOR LEASE

HIGH EXPOSURE RESTAURANT



Highlights ...

- ✓ Excellent Endcap location with direct exposure to major corridor 36 street NE and Sunridge mall
- ✓ Extensive build out, above average leasehold improvements
- ✓ Canopy line dish pit, coolers freezers still in place
- ✓ High exposure pylon signage
- ✓ Excellent location on East side of Sunridge mall parking lot

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FOR LEASE HIGH EXPOSURE RESTAURANT LOUNGE, PATIO

ADDRESS:	Building 3660 - 20 Avenue NE, Premises 2121 - 36 Street NE T1Y 5S3
DESCRIPTION:	Full service restaurant, sports lounge and patio
SIZE OF PREMISES:	5,712 square feet rentable on main floor, No Charge 1,741 sq ft lower level Containing walk in cooler, staff room, staff washroom and storage
DESIGNATION:	Licensed restaurant and bar with entertainment
CAPACITY:	100 seat dining room, 60 seat lounge, 40 seat patio, TBV
LEASE TERM:	5 -10 Year Term
OPTION TO RENEW:	Yes
MINIMUM RENT :	Starting at \$28.00 per sq ft per Annum
ADDITIONAL RENT:	(2024) \$15.81 per sq ft per Annum
SIGNAGE:	Fascia:\$500 per month, Pylon Double sided:\$500 per month
COMMENTS:	High exposure Restaurant Available for Lease, East side of Sunridge Mall with direct exposure to mall and high traffic 36 Street NE 5,712 sq. ft. main floor full service restaurant / bar with entertainment area and Patio. Extensive buildout prime for a new concept. Large efficient kitchen, canopy, walk in cooler & freezer, dish pit, all existing equipment included, as is. Bonus Pay No Rent on the 1,741 sq. ft. lower containing loading area, walk in cooler, staff lockers and washroom, storage, laundry room, garbage and waste oil dump from kitchen, recycling disposal area.



NOTE! Information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

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LOUNGE, PATIO



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