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: 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

CAPACITY: 100 seat dining room, 60 seat lounge, 40 seat patio

LEASE TERM: 5 -10 Year Term

OPTION TO RENEW: Yes

MINIMUM RENT: \$34 per sq ft per Annum

ADDITIONAL RENT: (2020) \$14.60 per sq ft per Annum

SIGNAGE: Fascia:\$500 per month, Pylon Double sided:\$500 per month

COMMENTS: Excellent Restaurant Lease Opportunity, 5,712 sq. ft. endcap prime for a Concept change, direct exposure to major traffic corridor 36 Street NE located on East end of Sunridge Mall facing 36 Street . Above average improvements currently set up a a full service restaurant, sports lounge and patio. Canopy, kitchen line stainless, dish pit, walk in coolers and freezers still in place. pay no rent on lower level cooler, staff and storage 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 This property may be withdrawn from the market at anytime without further notice.

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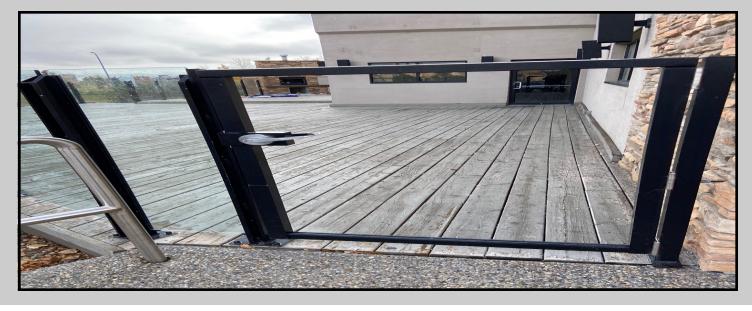




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