

FOR SUBLEASE

# **Former Swiss Chalet Restaurant**

17008 107 Avenue, Edmonton, AB



### 8,763 SF Freestanding Building for Sublease

## **Property Highlights**

- Fully fixtured restaurant
- Market rent
- 2017 Property taxes: \$5.00 per SF (est.)
- CAM is self administered as per the lease
- Landlord insurance of 0.11 per SF (2017)
- Sublease until January 2024
- Ample parking on site
- Great exposure and signage
- Over 48,000 vehicles per day pass by this location



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## **Property Photos**





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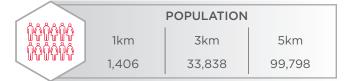


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### **Demographics**









### **Aerial**



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