



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

THE CITADEL THEATRE CAFE

9828 101A Avenue,
Edmonton, AB

FORMER CAFÉ AVAILABLE IMMEDIATELY! PROPERTY HIGHLIGHTS

- Cafe opportunity located within the Citadel Theater!
- Strategically located near the entrance of Canada Place which sees a substantial amount of pedestrian traffic.
- Located steps away from The Winspear Centre, Valley Line LRT, Churchill Square, Edmonton Public Library and many other area amenities.
- South facing patio opportunity
- High exposure signage opportunities available.
- (CCA) Core Commercial Arts Zone allows for a wide variety of uses.
- Size: 1,111 SF
- Lease Rate: Contact Listing Agent
- Additional Rent: Approximately \$13.00 /SF (2024)

Devan Ramage

Associate

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CUSHMAN & WAKEFIELD
Edmonton

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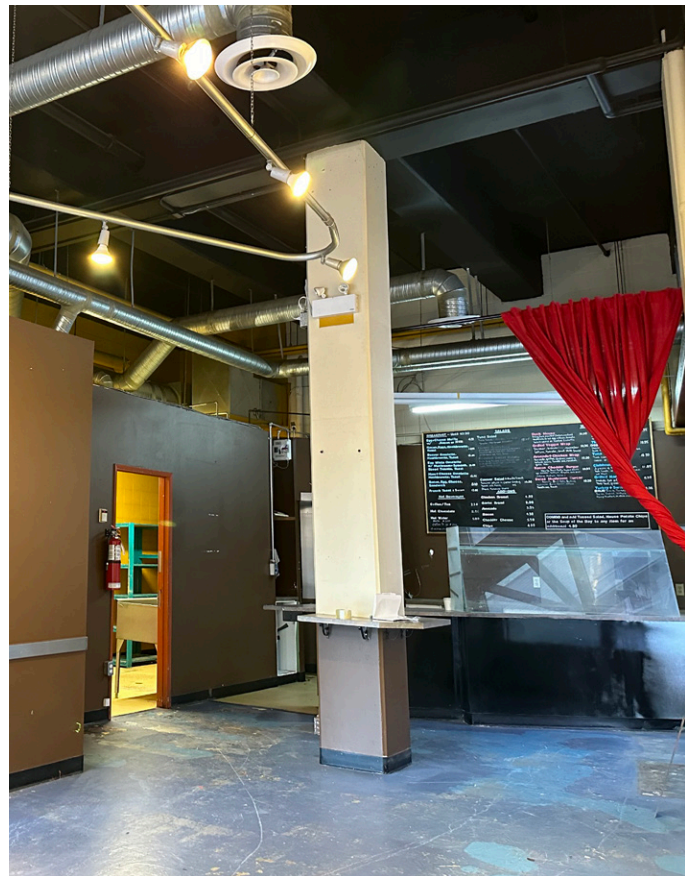
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PROPERTY PHOTO



INTERIOR PHOTOS





Edmonton City Hall

Churchill Square

SITE

102 AVENUE NW
(14,500 VPD)

99 STREET NW (14,500 VPD)

JASPER AVENUE (21,500 VPD)

ROYAL ALBERTA MUSEUM

asa
art gallery of alberta

WINESPEAR CENTRE

epl.ca

THE CITADEL THEATRE

Canada Place

WESTIN
HOTEL & RESORT

EDMONTON CONVENTION CENTRE



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