

**DISCLAIMER\* DO NOT APPROACH** STAFF ABOUT SALE DETAILS

FOR SALE

## **ATHLONE** LIQUOR STORE

JOIN OUR WINE CLUCENTRE

780-451-5423

CARLEN COMPANY

12904 127 STREET EDMONTON, AB

WELL ESTABLISHED **& FULLY FIXTURED** LIQUOR STORE COR STORE

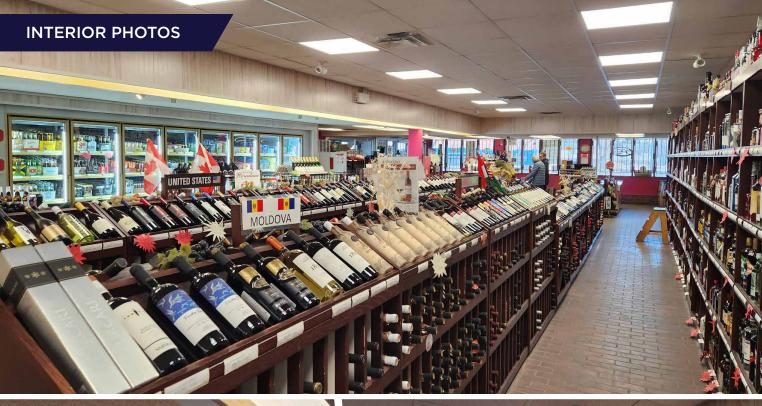
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**AVAILABLE IMMEDIATELY!** 





## THE OPPORTUNITY

- High exposure retail development strategically located along 127th Street.
- Come join existing tenants Domo Gas Station, Smilie's Restaurant, Lotus Hair Spa, Dino Daycare and Tasty Indian Restaurant.
- 127th Street sees over 25,300 vehicles per day.
- Over 3,106 residents within a 1km radius.
- Nearby Amenities & Businesses include: Bronx Bowling, Edmonton Public Library - Calder, Wellington Park, Athlone School, D'Amore Italian Deli and others.
- High exposure signage opportunities available.
- (MU) Mixed Use Zoning allows for a wide variety of uses.
- Asking Price: \$329,900.00
  (Plus Inventory)

## **PROPERTY** DETAILS

LEGAL DESCRIPTION Lot: 1, 3, 16 & 2U, Block: 62, Plan: 5573KS

**ZONING** Mixed Use (MU h16 f3.5 cf)

**NEIGHBOURHOOD** Athlone

**BUILT** 1957





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