



FOR SALE

ATHLONE LIQUOR STORE

12904 127 STREET
EDMONTON, AB

WELL ESTABLISHED
& FULLY FIXTURED
LIQUOR STORE



AVAILABLE IMMEDIATELY!

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INTERIOR PHOTOS



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

SITE AERIAL



SITE

132 AVENUE (7,100 VPD)

127 STREET (25,300 VPD)

YELLOWHEAD HIGHWAY (79,400 VPD)

epl.ca

WELLINGTON PARK

ATHLONE SCHOOL



DEMOGRAPHICS



POPULATION

1km	3km	5km
8,063	60,571	170,376



HOUSEHOLDS

1km	3km	5km
3,106	22,334	66,519



AVERAGE INCOME

1km	3km	5km
\$104,184	\$109,936	\$108,656



VEHICLES PER DAY

25,300 on 127 Street
79,400 on Yellowhead Highway
7,100 on 132 Avenue



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