

# FORMER OUTBACK STEAKHOUSE

12832 - 137 Avenue, Edmonton, AB



# **Property Highlights**

- · Take advantage of this unique grocery anchored shopping centre opportunity on one of Edmonton's busiest thoroughfares
- 137th Avenue sees 33,300 vehicles per day (2014) and 36,900 vehicles per day along 127 Street (2014)
- Immediate trade area of 60,396 people within 3km with an average household income of over \$99,000
- Six (6) different points of access into / out of the site

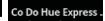
## JOIN THESE RETAILERS!

















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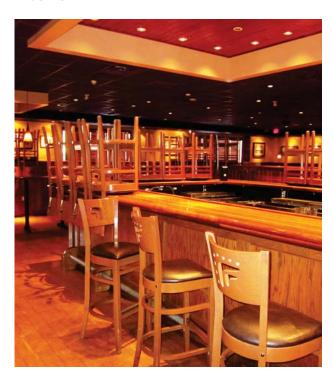
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## **Interior**



# **Kitchen**



## **Property Details**

AVAILABLE SIZE: ±6,700 sq. ft.

TERM: Expires June 2022 with two (2)

options to renew of five (5) years

each

**IMPROVEMENTS:** Negotiable; currently fixtured for a

restaurant

**AVAILABILITY: Immediate** 

**ZONING:** CSC - Shopping Centre Zone

SIGNAGE: Facade, pylon - two (2)

Separate pylon for tenant along

127 Street

PARKING: Ample

**NEIGHBOURHOOD:** Pembina



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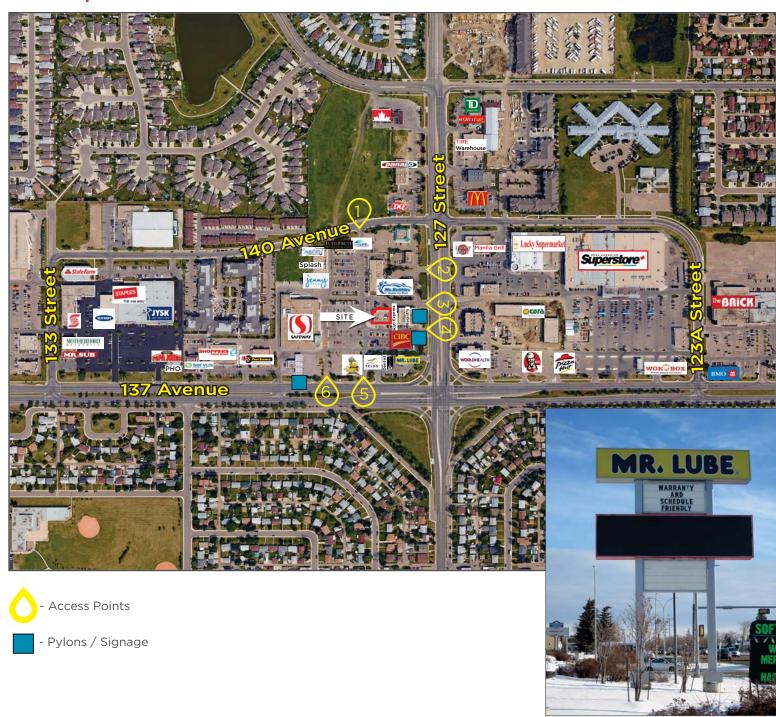
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## **Aerial Map**



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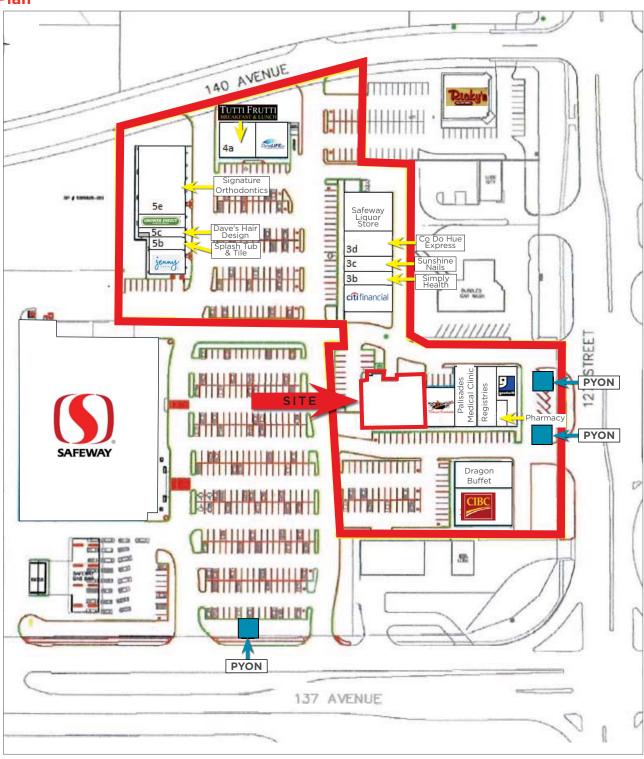
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## Site Plan



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