

OPEN IN TIME FOR FOLK FEST!



RETAIL FOR LEASE



CLOVERDALE COFFEE

9407 98Ave NW, Edmonton, AB

- **New, fully fixtured turnkey cafe**
- 236 SF main floor corner unit available for lease
- Turnkey cafe with new equipment including a La Marzocco Linea, Eureka Atom, Coastway ice maker, fridges, and more!
- Professionally designed by Holo-Blok and built by Rescom
- Opportunity to serve Strathearn Psychology clientele, professional and residential tenants in the building, greater Cloverdale community and Edmonton Folk Festival attendees

MAY CUAN

Partner

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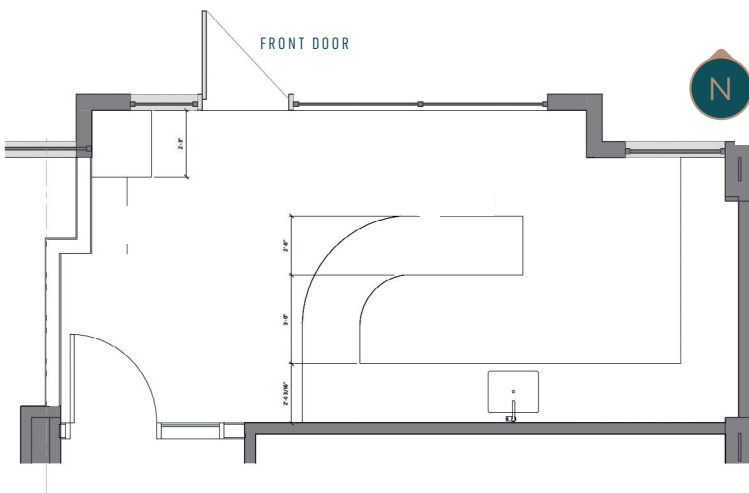
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COMMERCIAL

PROPERTY FEATURES

Vacancy	236 SF
Available	Immediately
Municipal	9407 98 Ave NW, Edmonton, AB
Legal	Plan 0729961, Block 5
Zoning	Neighbourhood Mixed Use (MUN)
Gross Rent	Negotiable
Utilities	Included



FLOOR PLAN



AREA DEMOGRAPHICS

2 KM RADIUS

83,957

DAYTIME POPULATION

41,390 residents
15.5% growth (2018-2025)
16% projected growth (2025-2030)

39.00%

20-39 YRS

0-19 yrs = 12.5%
40-59 yrs = 24.2%
60+ yrs = 24.3%

\$106,863

AVERAGE HOUSEHOLD INCOME

20.6% earn \$60-100,000
33.9% earn \$100,000+



HIGH EXPOSURE



DENSE RESIDENTIAL NODE



STUNNING TURNKEY CAFE