



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2225947**

**Edmonton, Alberta**



**\$4,115,000**

<b>Division:</b>	Edmonton
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge,Deli/Catering,Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	10,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Equipment List will be provided after signing NDA		

Exceptional opportunity to acquire a well-established, high-performing buffet-style restaurant business with over 25 years of success in the Greater Edmonton area. Founded in 2000, the business operates from two prime, high-traffic locations &mdash; ONE 10,000 sq. ft. at \$13/sq. ft. and SECOND 6,500 sq. ft. at \$27/sq. ft. &mdash; both locations offering excellent visibility, ample parking (including for buses), and strong customer accessibility. Known for its diverse selection of over 100 buffet items, the restaurant specializes in Western, Italian, Ukrainian, and Chinese cuisine and is a preferred venue for large group events, staff parties, weddings, and corporate functions. Supported by a loyal customer base and experienced long-term staff, this turnkey business generates strong, recurring revenues and comes complete with all furniture, fixtures, and equipment. Perfect for experienced restaurateurs or investors seeking a stable, scalable opportunity. \*\*\* A non-disclosure agreement (NDA) is required prior to releasing detailed financials and business information. \*\*\* This is a Business Assets Sale &ndash; Real Estate is not included \*\*\*