



GRASSROOTS
REALTY GROUP

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MLS # A2270105

Edmonton, Alberta

\$199,000



Division: Edmonton

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,959 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

FLEXIBLE OPPORTUNITY & BRING YOUR OWN CONCEPT This well-established restaurant location is available with or without the existing franchise brands, giving buyers maximum flexibility. The purchaser may choose to continue operating under the current franchises or introduce their own restaurant concept, subject to landlord approval. With an already built-out commercial kitchen and dining space, this location offers a significant advantage by saving time and substantial build-out costs. **RICKY'S BREAKFAST CAFE & FATBURGER** & **EDMONTON PRIME LOCATION** Step into a proven, profitable DUAL-brand franchise opportunity in one of Edmonton's busiest, high-visibility areas. Ricky's Breakfast Cafe delivers the classic Canadian all-day breakfast experience, while Fatburger offers premium, cooked-to-order gourmet burgers with massive customer appeal. Together, they create a powerful all-day revenue engine backed by strong national brands. This turnkey location sits in a prime Edmonton corridor with steady traffic from major routes, surrounding retail, and established residential communities. With a base rent of only \$6,856.50 per month, overhead remains very manageable, maximizing long-term profitability. Both brands provide full training, corporate support, established operational systems, and strong marketing. Compared to opening a new build, this opportunity offers lower upfront investment and immediate brand recognition. Ideal for first-time buyers and experienced operators looking for a solid, reliable business in a high-demand market.