



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**528 2 Avenue SE**  
**Airdrie, Alberta**

**MLS # A2274415**



**\$179,000**

**Division:** Edmonton Trail

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,858 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Turnkey Vietnamese Restaurant for Sale &ndash; Prime Location Well-established Vietnamese restaurant available for sale featuring 1,958 sq. ft. with seating for approximately 70 guests. Located in a high-traffic commercial area, offering excellent visibility and strong neighbouring businesses. The space includes a large, fully equipped kitchen with: Walk-in cooler Walk-in freezer Spacious rear storage room Ideal for a high-volume restaurant or any large food operation. Menu change is possible with landlord approval, allowing flexibility for different concepts. Conveniently situated next to a liquor store, nail salon, hotel, gas station, and antique mall. Generating consistent foot traffic and exposure. Great opportunity for owner-operators or investors looking to establish or expand their business in a prime location. Please do not approach restaurant. All viewings must be accompanied with a licensed agent.