



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2274939**

**Edmonton, Alberta**

**\$495,000**



**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All equipment included, except the Waffle Machine, Coffee Machine, and Dishwasher.

Your next restaurant dream starts here! Bring fresh flavors and sunny vibes to your community with this established Edmonton restaurant, now available for new ownership. Featuring approximately 3,000 square feet of fully built-out space and a long lease term and is attractively priced at \$495,000, this restaurant offers 125 interior seats and an additional 25 patio seats. There's also great potential for growth, with room to expand into dinner service and add liquor to the menu, making it an exciting opportunity for any aspiring restaurateur.