



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282025**

**Airdrie, Alberta**

**\$280,000**



Division:	Airdrie
Type:	Business
Bus. Type:	Bar/Tavern/Lounge,Deli/Catering,Food & Beverage ,Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,146 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

**Inclusions:** Equipment List will be provided upon signing the NDA

Well-established and thoughtfully designed 2,146 sq. ft. commercial space located in a prime neighborhood offering excellent visibility, easy access, and ample parking. This fully built-out restaurant features a flexible layout suitable for a wide variety of cuisines, including Indian, Vietnamese, African, Mexican, or other concepts, and is also ideal for franchise operations. All existing equipment is included, making this a true turnkey business with immediate operating potential. The lease is secured until March 2034, with two additional five-year renewal options, providing long-term stability. An excellent opportunity in a growing market. \*\*\*Business Asset Sale only &ndash; Real Estate is not included.\*\*\*