



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2291088**

**Edmonton, Alberta**



**\$570,000**

**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,200 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Fantastic opportunity to own one of the top three performing locations of a popular Mediterranean franchise brand operating 74 locations across Canada. This ±1,200 SF restaurant located in a prime area in Edmonton offers seating for 12–16 guests and features an efficient layout ideal for dine-in and take-out operations. The business has quickly established itself and has a strong and loyal clientele. Attractive lease rate of \$6,500/month makes this a compelling opportunity for an owner-operator or investor seeking a proven brand with strong sales performance.