



**MLS # A2296859**

**Airdrie, Alberta**



**\$525,000**

<b>Division:</b>	Airdrie
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,400 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Rare opportunity to acquire a thriving, turnkey sushi restaurant in a high-traffic in Airdrie. This prime location boasts exceptional visibility and a massive built-in customer base from the surrounding high-density condos and professional offices, ensuring consistent foot traffic throughout the week. The sale includes all high-end commercial cooking equipment and modern storefront fixtures, offering a seamless transition for a new owner to step into an established, meticulously maintained operation. With a proven floor plan and significant growth potential for expanded catering or evening hours, this is the perfect move-in ready investment for an entrepreneur looking to capitalize on a "walker's paradise" location. Strictly confidential; please do not approach staff directly.