

**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 – 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.