

MLS # A2274955

Edmonton, Alberta

**\$310,000**



**Division:** Edmonton

**Type:** Retail

**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:** All equipment included.

Rare opportunity to acquire a well-established Asian restaurant franchise operating in Spruce Grove since 2006. The current owners have successfully operated the business since 2014, maintaining a loyal customer base and strong community presence. This &plusmn;1,200 SF turnkey restaurant features a functional dining area, efficient layout, and a fully equipped commercial kitchen. The space has been recently renovated and outfitted with all new equipment, offering a modern and reliable setup for seamless continued operations. The lease is attractively priced at \$5,000 (all-in) + utilities, and an option to renew. Located in a busy commercial area with excellent visibility, ample parking, and steady foot and vehicle traffic, this business is perfect for owner-operators or investors seeking a proven franchise with established brand recognition. A fantastic opportunity to step into a refreshed, long-standing business in one of Spruce Grove's thriving commercial areas.