



**GRASSROOTS**

REALTY GROUP

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10503 Kingsway Avenue  
Edmonton, Alberta

MLS # A2273240



**\$299,000**

Division: Central Mcdougall

Type: Business

Bus. Type: Restaurant

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,375 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All Furniture, Fixtures and Equipment

Great Opportunity to own an established Restaurant on very busy location with high exposure. Located directly across the Kingsway LRT station, this business is surrounded by major traffic drivers like Kingsway Mall, Royal Alexandra Hospital, NAIT, multiple auto dealerships and government buildings. It's a rare combination of strong daytime foot traffic, excellent street visibility, and consistent delivery demand. This business has been well-run and maintained, with a clean and modern buildout, and fully equipped kitchen. It has very low fix monthly franchise fee and is perfect for first-time business buyers or seasoned operators looking to expand their portfolio. It has large sitting area with big windows and also has potential for patio seating. Whether you're looking for a hands-on opportunity or a semi-absentee investment, this location is primed for continued success &mdash; with room to grow through local marketing, catering, or expanded hours.