



GRASSROOTS
REALTY GROUP

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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 ±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.