



MLS # A2276466

Spruce Grove, Alberta



\$1,100,000

Division: Spruce Grove

Type: Retail

Bus. Type: Fast Food,Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 800 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: EQUIPMENT LIST

Offered for sale at \$1.1M, this is a rare opportunity to acquire a well-established, profitable restaurant business, generating annual gross revenues exceeding \$1.3M. Successfully operated by current owner for nearly 20 years, the business is a widely recognized, community-loved restaurant known for its nostalgic appeal, loyal repeat customer base, and consistent performance. The operation is fully built-out and turn-key, making it ideal for an owner-operator or investor seeking a proven concept with strong cash flow and long-standing brand recognition. With a solid operating history, and multiple opportunities for future growth, this offering represents a compelling blend of stability, income, and upside potential. Seller is open for Rent To Own option, or selling 75% share.