



**MLS # A2286777**

**Airdrie, Alberta**



**\$200,000**

<b>Division:</b>	Airdrie
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food, Food & Beverage, Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	920 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Inventory - Negotiable		

BRAND NEW equipment, a complete BRAND NEW build-out, and super LOW RENT &mdash; these are the three standout features that make this business opportunity truly exceptional. With monthly expenses of just \$3,415.07+ GST, includes rent, signage, and operational costs, this space offers outstanding affordability while keeping your overhead low and your profit potential high. Located in a prime, high-visibility area of Airdrie, this ready-to-go food business is fully equipped and thoughtfully finished from top to bottom &mdash; from modern flooring and lighting to brand new appliances, canopies, and refrigerators. Everything has been completed and is ready for immediate operation, allowing you to step in and start without the stress of renovations or major upfront upgrades. The business has been very well maintained and is now looking for its next owner. Whether you're a first-time entrepreneur entering the food industry or an experienced operator planning your second or third location, this could be the perfect fit. Call for more details and take the first step toward business ownership &mdash; this might just be your way out of the 9 to 5 and into something of your own