



GRASSROOTS
REALTY GROUP

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MLS # A2303563

Fort Saskatchewan, Alberta



\$550,000

Division: Fort Saskatchewan

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,750 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller will provide equipment list.

This is an exceptional opportunity to acquire a well-established Humpty's Big Plate Diner in the high-growth market of Fort Saskatchewan. This fully operational, turnkey asset has demonstrated a proven, multi-year growth trajectory with a total revenue expansion of 87.35% over the last five years. A major value add for the incoming buyer is an upcoming franchise-approved renovation, which will be completed entirely at the seller's expense. These upgrades will be carried out to current brand standards, ensuring the facility is fully modernized without requiring any additional capital expenditure from the purchaser. The business has maintained a consistent record of positive net income, operating with high efficiency and optimized labor costs that outperform industry standards. With a 10.73% year-over-year revenue surge in the most recent fiscal cycle, this location offers a resilient and highly profitable model suitable for both experienced operators and first-time buyers. The acquisition includes all operating equipment, a strong foundation of established systems, and a seamless transition of trained staff and franchise rights.