



MLS # A2320585

Vermilion, Alberta

\$450,000



Division:	Vermilion
Type:	Mixed Use
Bus. Type:	Restaurant ,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,462 sq.ft.
Zoning:	34

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.08 Acre
Lot Feat:	-

Rare opportunity to acquire a fully operational restaurant business with ownership of the real estate in the growing community of Vermilion. This well-established property offers a turnkey operation with all modern kitchen equipment, restaurant furnishings, operating equipment, and menus included, allowing for an immediate and seamless takeover. The property also features a spacious 3-bedroom apartment, ideal for owner occupancy, staff accommodation, or additional rental income. The restaurant is fully equipped and ready for continued operation, making it an excellent opportunity for owner-operators, family businesses, or investors seeking a hospitality investment. Strong potential exists to increase sales through expanded operating hours, enhanced marketing, catering services, delivery platforms, and menu diversification. Whether you are an experienced restaurateur or looking to enter the food service industry, this property offers the infrastructure and flexibility to grow the business to the next level.