



GRASSROOTS
REALTY GROUP

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MLS # A2321284

Edmonton, Alberta

\$175,000



Division: Edmonton

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,959 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Appraisal report will be provided.

Prime Restaurant Opportunity in Prestigious Magrath Heights & Bring Your Own Concept Rare opportunity to acquire a fully built-out restaurant space in the highly desirable Magrath Heights community of Southwest Edmonton. This turnkey location is ideal for entrepreneurs and restaurateurs looking to launch their own concept without the significant costs and delays associated with a new build. The premises feature a complete commercial kitchen, dining area, and extensive leasehold improvements, allowing for a seamless transition into operations. A recent appraisal completed by a certified appraiser valued the assets at \$429,000, including Equipment valued at \$138,000 and Leasehold Improvements valued at \$291,000. Located in one of Edmonton's most affluent and rapidly growing neighborhoods, the site benefits from strong demographics, high household incomes, excellent visibility, nearby schools, parks, retail amenities, and convenient access to major roadways. The surrounding residential population continues to expand, creating strong potential for a variety of restaurant and food-service concepts.