



GRASSROOTS
REALTY GROUP

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9995 178 Street NW
Edmonton, Alberta

MLS # A2333958



\$449,999

Division: Terra Losa

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: Madhuban Restaurant

Size: 5,100 sq.ft.

Zoning: DC2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Exceptional opportunity to acquire a fully operational, turnkey restaurant business in one of West Edmonton's busiest retail nodes. Located in Terra Losa at 178 Street & Stony Plain Road, this 5,000+ sq ft standalone building sits minutes from West Edmonton Mall and is surrounded by major national anchor tenants including Canadian Tire, Mark's, Best Buy, and more — generating consistent, high-volume customer traffic. The intersection sees a combined 88,000+ vehicles daily across the surrounding arterials, with an estimated 13,000+ residents within a 5-minute radius plus significant regional draw from West Edmonton Mall. Renovated in 2021 with a modern interior finish throughout. Currently operating as a fine-dining Indian buffet with banquet/party capability. Features include a standalone building with high ceilings, separate men's and women's washrooms, walk-in cooler, walk-in freezer, and a 21 ft commercial exhaust hood — ideal for a full-service chef's kitchen. This is a lease takeover opportunity; inventory is not included in the sale price. Ideal for an owner-operator or investor seeking an established, fully equipped location with strong built-in traffic. Contact your favorite REALTOR® for private showing and NDA for further information.