

**312 50 Street  
Edson, Alberta**

**MLS # A2250365**



**\$200,000**

**Division:** Edson  
**Type:** Business  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,376 sq.ft.  
**Zoning:** 00

<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> -

**Inclusions:** Range ( 36", 6 open burners), Gas Floor Fryer, Griddle Gas Countertop, Charbroil Gas Countertop, Ventilation System ( Length 144" Height 20"), Walk In Cooler, Prep Table/Cooler, 3 Deep Freezer, 3 Compartment sink, 1 refrigerator, 2 microwave

Business ONLY, Building is leased. Turn-Key Filipino Bakery & Restaurant, Main Street, Edson AB Here's your chance to own a thriving local favorite right in the heart of Edson! This fully established Filipino bakery and restaurant is a true turn-key business, ready for its next owner to step in and continue serving the community. Perfectly situated on busy Main Street, this location offers excellent visibility, steady foot traffic, and an already loyal clientele. The business comes fully equipped with everything you need, commercial kitchen appliances, and all bakery/restaurant equipment, making the transition seamless. With a strong reputation and consistent customer base, you'll be walking into a business with proven success and growth potential. Whether you're an entrepreneur looking for your first venture or an experienced operator ready to expand, this is an exceptional opportunity to own a fully set-up and operating restaurant in a prime location. All the hard work has already been done, just turn the key and make it your own!