

**MLS # A2275675**
**Airdrie, Alberta**

**\$280,000**
**Division:** Airdrie

**Type:** Business

**Bus. Type:** Bar/Tavern/Lounge,Deli/Catering,Food & Beverage ,Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,146 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Equipment List will be provided upon signing the NDA.

Well-established and beautifully built 2,146 sq. ft. space located in a strong neighborhood with excellent visibility, access, and ample parking. This professionally designed restaurant offers a versatile layout that is suitable for any cuisine, including Indian, Vietnamese, African, Mexican, or other concepts, and is highly suitable for any franchise operation. This turnkey operation includes all equipment in the sale price, allowing for a smooth transition and immediate operation. A long-term lease is secured until March 2034, with two additional five-year renewal options, providing exceptional stability and future growth potential. An excellent opportunity in a growing market. \*\*\* Business Asset Sale only - Real Estate is not included.\*\*\*