

**MLS # A2270105**

**Edmonton, Alberta**

**\$199,000**



**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:** N/A

**RICKY'S BREAKFAST CAFE & FATBURGER – EDMONTON PRIME LOCATION** Step into a proven, profitable DUAL-brand franchise opportunity in one of Edmonton's busiest, high-visibility areas. Ricky's Breakfast Cafe delivers the classic Canadian all-day breakfast experience, while Fatburger offers premium, cooked-to-order gourmet burgers with massive customer appeal. Together, they create a powerful all-day revenue engine backed by strong national brands. This turnkey location sits in a prime Edmonton corridor with steady traffic from major routes, surrounding retail, and established residential communities. With a base rent of only \$6,856.50 per month, overhead remains very manageable, maximizing long-term profitability. Both brands provide full training, corporate support, established operational systems, and strong marketing. Compared to opening a new build, this opportunity offers lower upfront investment and immediate brand recognition. Ideal for first-time buyers and experienced operators looking for a solid, reliable business in a high-demand market.