

**MLS # A2282025**

**Airdrie, Alberta**



**\$280,000**

<b>Division:</b>	Airdrie
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Deli/Catering, Food & Beverage ,Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,146 sq.ft.
<b>Zoning:</b>	-

<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:** Equipment List will be provided upon signing the NDA

Well-established and thoughtfully designed 2,146 sq. ft. commercial space located in a prime neighborhood offering excellent visibility, easy access, and ample parking. This fully built-out restaurant features a flexible layout suitable for a wide variety of cuisines, including Indian, Vietnamese, African, Mexican, or other concepts, and is also ideal for franchise operations. All existing equipment is included, making this a true turnkey business with immediate operating potential. The lease is secured until March 2034, with two additional five-year renewal options, providing long-term stability. An excellent opportunity in a growing market. \*\*\*Business Asset Sale only &ndash; Real Estate is not included.\*\*\*