



Edmonton Alberta

\$160,000

Turnkey opportunity to take over a well-established Vietnamese restaurant with almost 10 years in operation in a high-visibility downtown Edmonton location. This is a business and asset sale only; the property is not included. The restaurant occupies a ground-floor corner unit with excellent street exposure and a large, open dining area filled with natural light. Business is driven primarily by walk-in traffic and food delivery orders, and has been unaffected by the ongoing LRT construction. The space is fully built out and ready to operate: Full commercial kitchen with exhaust system in place, bright, open dining area; current layout seats 40. Ground-floor corner positioning with strong visibility. Currently licensed for liquor service. Active on all three major food delivery platforms. 2 Bathroom build outs. Assignable lease, including 4 rear parking stalls for staff. The current menu is fully vegetarian and has built a loyal following. A new owner-operator can continue this proven concept as is, or expand the offerings to reach a wider customer base. This suits an owner-operator looking for an established business, or a restaurateur who wants a fully equipped, licensed space without the cost and delay of a new build-out. The ideal operating hours are mornings and during the day for walk in traffic from multiple surrounding office buildings, and the Edmonton General Hospital across the street. Asking \$160,000. Equipment package negotiable; buyers may take all or part. Lease details and equipment list available to qualified buyers. Please do not approach staff; all inquiries and showings by appointment only through the listing agent. (id:6769)

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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