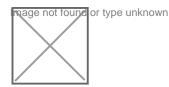


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RESTAURANT FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Edmonton, Alberta

Listing ID: 30703

**MLS ID:** A2221525

\$300,000



<sup>△</sup> NOOR SHIHAB

**(403)** 250-2882

□ Century 21 Bravo Realty

**403-250-2882** 

rM1

981 Tamarack Way NW, Edmonton , Alberta T6T 0X2

**Transaction Type** 

For Lease

**Days On Market** 

5600.00

**Lease Frequency** 

Monthly

Lease Term Renewal Option Subdivision Tamarack

Lease Amount

Year Built

2022

Structure Type

**Property Type** 

Retail

Commercial

**Property Sub Type** 

**Business** 

Building Area (Sq. Ft.)

Building Area (Sq. M.) 105.91

1140.00

Inclusions N/A

Restrictions None Known

Reports None

Turnkey Franchise Opportunity - Meltwich Food Co. - Prime Edmonton Location An exceptional opportunity to own a fully operational Meltwich Food Co. franchise in the heart of Edmonton's thriving commercial district. Located at 981 Tamarack Way NW, this modern guick-service restaurant is situated in the high-traffic Grove On 17 development, offering excellent visibility and consistent foot traffic. Business Highlights: Fully established brand with a loyal customer base Stylish, modern buildout — no renovation needed Fully equipped and professionally staffed Prime retail space in a high-growth area Current sales exceed \$40,000 per month Franchise fee waived — save \$30,000 upfront Lease in place at \$35-\$37 per sq ft, approx. 1,140 sq ft Whether you're an experienced restaurateur or an ambitious entrepreneur, this is a turnkey business ready for immediate success. Asking Price: \$300,000 Location: Tamarack & Whitemud Drive, Edmonton Contact today to schedule your private showing. Serious inquiries only.

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