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## FAST FOOD, RESTAURANT, RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Strathmore, Alberta



**Listing ID:**  
33910


**MLS ID:**  
A2284357

**\$129,900**



 **CYRIL LEWIS**  
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 403-547-8401

  
315, 80A Archie Klaiber Trail , Strathmore , Alberta T1P1B8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 84	<b>Lease Amount</b> 3500.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE	<b>Building Type</b> Retail,Strip Mall
<b>Year Built</b> 2023	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48
<b>Inclusions</b> AS PER THE EQUIPMENT LIST IN SCHEDULE 'A	<b>Restrictions</b> None Known	<b>Reports</b> Formal Lease

Location! Location! Location! As good as new A turnkey restaurant opportunity is now available in Strathmore, Alberta. It is an asset sale of Spice Dum Biryani Restaurant. Situated at 315, 80A Archie Klaiber Trail in a high-visibility commercial corridor, this fully equipped space boasts a modern commercial kitchen, established dine-in layout, and all major equipment required for a high-volume food operation. Currently operating as a North Indian restaurant, renowned for its signature Dum biryani, the space can be easily converted to any concept as long as it not the same concept in the strip mall. Its flexible floor plan and well-designed kitchen make it ideal for dine-in, take-out, or delivery operations, making it suitable for quick-service, fast-casual, or specialty food brands looking to enter the growing Strathmore market. With excellent visibility, ample parking, and a fully built-out interior, this offering provides a cost-effective entry point for franchisors or independent operators seeking an immediately operational location, eliminating the time and expense of a full build-out. Financials: • Rent: \$3,500/month • Operating costs: \$1,285/month • Total Monthly: \$4,785 pLUS gst This is an exceptional opportunity to step into a thriving, ready-to-run restaurant in a prime Strathmore location.

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