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THIS IS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED HUMPTY'S BIG PLATE DINER IN THE H...



Commercial Real Estate > Commercial Property for Lease

Location
Fort Saskatchewan, Alberta



Listing ID:
34942


MLS ID:
A2303563

\$550,000



 **SAI PATEL**
 (587) 897-4500

 RE/MAX Real Estate (Mountain View)
 403-247-5178

 Fort Saskatchewan , Alberta

Transaction Type For Lease	Days On Market 47	Lease Amount 86000.00
Lease Frequency Annually	Building Type Retail	Year Built 2011
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 3750.00	Building Area (Sq. M.) 348.38	Inclusions Seller will provide equipment list.
Restrictions None Known	Reports Financial Statements	

This is an exceptional opportunity to acquire a well-established Humpty's Big Plate Diner in the high-growth market of Fort Saskatchewan. This fully operational, turnkey asset has demonstrated a proven, multi-year growth trajectory with a total revenue expansion of 87.35% over the last five years. A major value add for the incoming buyer is an upcoming franchise-approved renovation, which will be completed entirely at the seller's expense. These upgrades will be carried out to current brand standards, ensuring the facility is fully modernized without requiring any additional capital expenditure from the purchaser. The business has maintained a consistent record of positive net income, operating with high efficiency and optimized labor costs that outperform industry standards. With a 10.73% year-over-year revenue surge in the most recent fiscal cycle, this location offers a resilient and highly profitable model suitable for both experienced operators and first-time buyers. The acquisition includes all operating equipment, a strong foundation of established systems, and a seamless transition of trained staff and franchise rights.

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