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PRIME RESTAURANT OPPORTUNITY IN PRESTIGIOUS MAGRATH HEIGHTS – BRING YOUR OWN CONCEPT RARE O...



Commercial Real Estate > Commercial Property for Lease

Location
Edmonton, Alberta



Listing ID:
35731


MLS ID:
A2321284

\$175,000

Prime Restaurant Opportunity in Prestigious Magrath Heights – Brin

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

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

 Edmonton , Alberta

Prime Restaurant Opportunity in Prestigious Magrath Heights – Bring Your Own Concept Rare opportunity to acquire a fully built-out restaurant space in the highly desirable Magrath Heights community of Southwest Edmonton. This turnkey location is ideal for entrepreneurs and restaurateurs looking to launch their own concept without the significant costs and delays associated with a new build. The premises feature a complete commercial kitchen, dining area, and extensive leasehold improvements, allowing for a seamless transition into operations. A recent appraisal completed by a certified appraiser valued the assets at \$429,000, including Equipment valued at \$138,000 and Leasehold Improvements valued at \$291,000. Located in one of Edmonton's most affluent and rapidly growing neighborhoods, the site benefits from strong demographics, high household incomes, excellent visibility, nearby schools, parks, retail amenities, and convenient access to major roadways. The surrounding residential population continues to expand, creating strong potential for a variety of restaurant and food-service concepts.

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