

Courtesy Of Rakesh A Patel Of RE/MAX Excellence

## \$299,000 - Na, Edmonton

MLS® #E4447878

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Central Mcdougall, Edmonton, AB

Great Opportunity to own an established Restaurant on very busy location with high exposure. Located directly across the Kingsway LRT station, this business is surrounded by major traffic drivers like Kingsway Mall, Royal Alexandra Hospital, NAIT, multiple auto dealerships and government buildings. It's a rare combination of strong daytime foot traffic, excellent street visibility, and consistent delivery demand. This business has been well-run and maintained, with a clean and modern buildout, and fully equipped kitchen. It has very low fix monthly franchise fee and is perfect for first-time business buyers or seasoned operators looking to expand their portfolio. It has large sitting area with big windows and also has potential for patio seating. Whether you're looking for a hands-on opportunity or a semi-absentee investment, this location is primed for continued success with room to grow through local marketing, catering, or expanded hours.



### Essential Information

MLS® #	E4447878
Price	\$299,000
Bathrooms	0.00
Acres	0.00

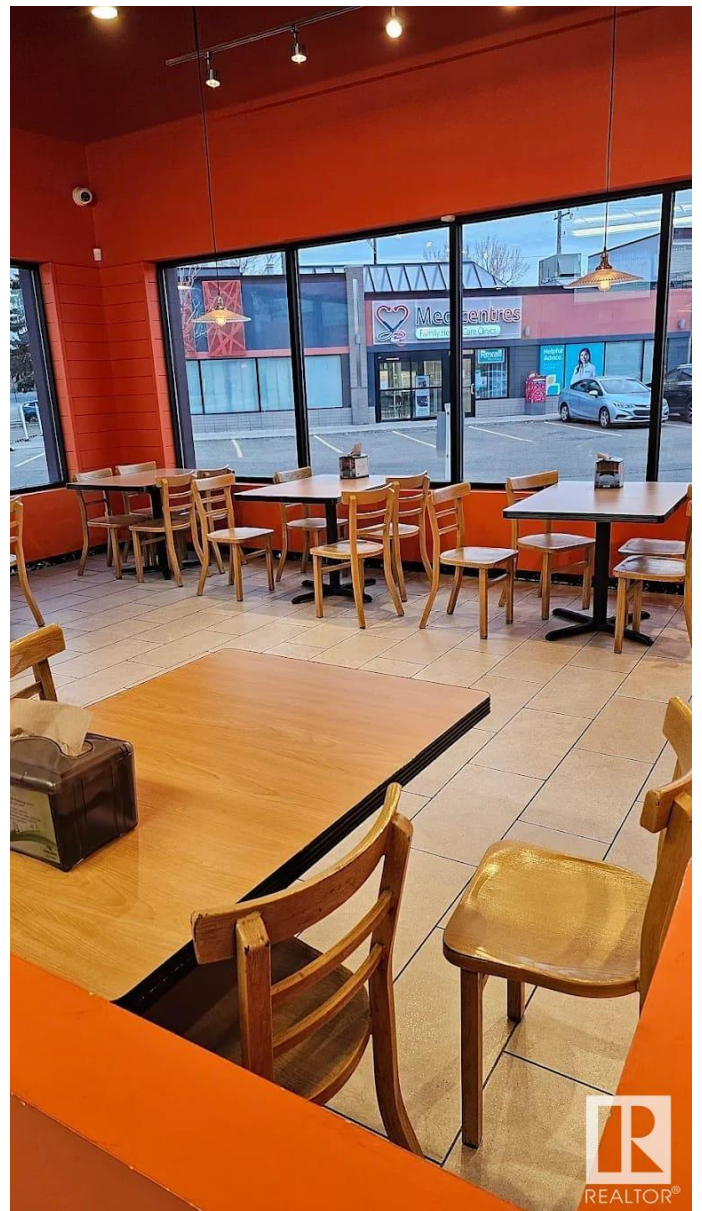
Type Business  
Status Active

### Community Information

Address Na  
Area Edmonton  
Subdivision Central Mcdougall  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 3W1

### Additional Information

Date Listed July 15th, 2025  
Days on Market 6  
Zoning Zone 08



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Listing information last updated on July 21st, 2025 at 8:02am MDT