



Leduc, AB

Restaurant Asset Sale



PROPERTY DETAILS

Location:	Leduc, AB
Zoning:	GC (General Commercial)
Size:	1,550 SF (+/-)
Sale Price:	\$230,000.00

Further details will be provided with a signed NDA



PROPERTY HIGHLIGHTS

- Turn-key fully fixtured & licensed restaurant (built out in 2022)
- Excellent opportunity for an owner-operator to maximize the potential of this great location
- 36 person occupancy
- All equipment, fixtures and inventory included
- Over \$300,000 invested into leasehold improvements & equipment
- Make-Up Air with 14'6" Hood
- Stone pizza oven & walk-in freezer
- Can operate as any type of restaurant (excluding burgers and breakfast primary)
- Located in a retail strip mall with other local and franchise businesses



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KITCHEN EQUIPMENT

2	Master Fryer	1	Hood Vent (14' 16")
1	Stove 6 burners	1	Shelves
1	Stove top 2 burner	1	Cooler
1	Dough Machine	1	Prep Table
1	Walk-in Cooler	1	Cutting Table with cooler
1	Reach in Freezer	1	Zesto Pizza oven
1	Food Processor	2	Menu Displays
1	Keg Cooler	1	Dishwasher
1	Soft Drink Cooler	1	Ice Machine
1	Coffee Machine	3	Television screens
1	Hot Water Machine	1	Printer
1	Plate Warmer	1	Music System
1	Food Processor	1	Security cameras
1	Onion Slicer		

* Other fixtures including barstools, tables, booths, drinkware, cutlery, dishes, etc.



VEHICLES PER DAY

47,940



AREA INCOME (within 5kms)

- Average household income of \$115,547



AREA POPULATION (within 5kms)

- 39,943 Population
- 32,277 Daytime Population
- 3.2% Annual Growth (2023-2028)



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