

# \$99,000 - N/A, Sherwood Park

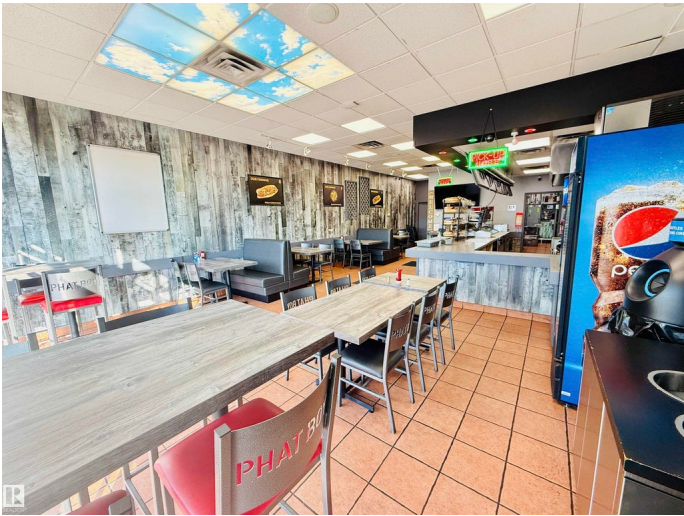
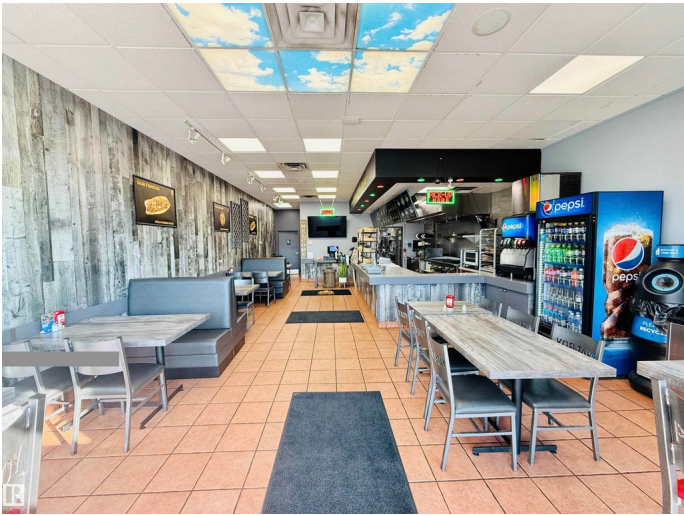
MLS® #E4457864

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Broadview Park, Sherwood Park, AB

Fully equipped and profitable restaurant in the heart of Sherwood Park! This 1,200 sq. ft. space features a modern kitchen and dining setup, ideal for an owner-operator looking to step into a turnkey opportunity. The restaurant offers a Philly-inspired menu with all items prepared using halal ingredients, attracting a loyal and diverse customer base. The sale includes all major equipment, fixtures, and furnishings—ready for immediate operation. With low rent of \$4,500 plus utilities, approximately 3 years remaining on the lease, and a renewal option available, overhead remains very manageable. Staffed with both full-time and part-time team members, the business allows for a smooth transition. Bring your own concept or take over the existing one—a great opportunity to own a well-established restaurant space in a busy Sherwood Park location.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4457864 |
| Price     | \$99,000 |
| Bathrooms | 0.00     |
| Acres     | 0.00     |
| Type      | Business |
| Status    | Active   |

## Community Information

|             |                |
|-------------|----------------|
| Address     | N/A            |
| Area        | Sherwood Park  |
| Subdivision | Broadview Park |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8H 2A3        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 25              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 6:47pm MDT