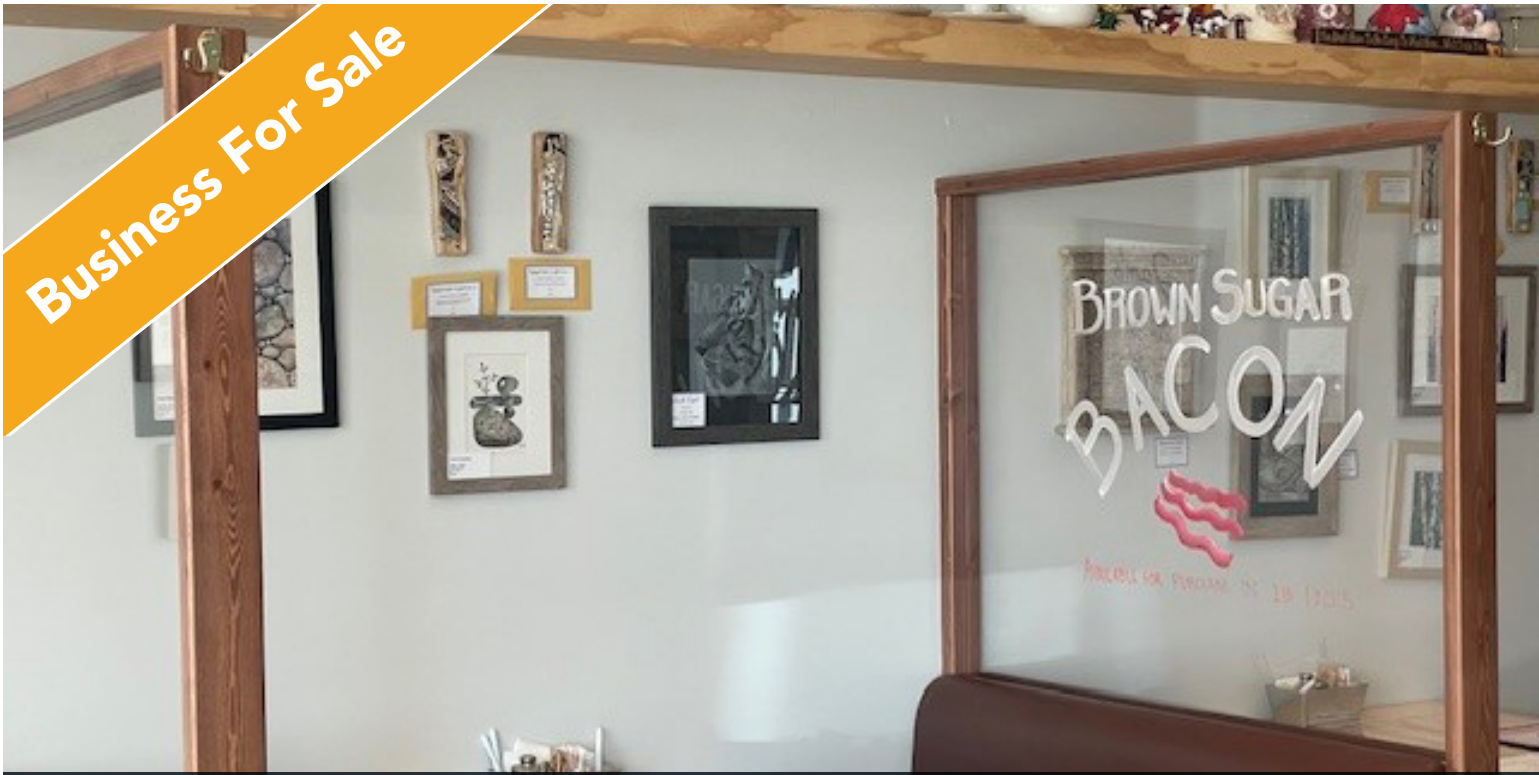


Business For Sale



GREAT OPPORTUNITY TO OWN LICENSED BREAKFAST CAFE



HIGHLIGHTS

Unlock Your Dream Restaurant Opportunity in Airdrie!

Imagine owning a thriving breakfast licensed restaurant in the heart of one of Airdrie's busiest malls, a prime location where your business is set up for success from day one. This is a rare chance to step into a turn-key operation and start serving up delicious breakfast dishes to a constant flow of hungry customers—no interruptions, just pure potential.

Located in a high-traffic area with a loyal customer base, this restaurant is perfectly positioned for growth. Whether you're serving locals or attracting mall shoppers, your business will be front and center in one of Airdrie's most sought-after commercial spots.

The space is fully equipped, ready for you to bring your culinary vision to life. With no downtime required for setup or renovations, you can hit the ground running and begin making money from day one. Plus, with the established foot traffic of the mall, you'll have a steady stream of potential patrons who crave a delicious breakfast experience.

Don't miss out on this unique opportunity to own and operate your very own breakfast restaurant in a prime, bustling location. Call today to schedule a viewing and take the first step toward your new business adventure!

DEMOGRAPHICS

Within 5km radius



Population

88,828



Average Household Income

\$122,700



Traffic Count

150,790 vpd Hwy #2

82,090 vpd Yankee Valley Blvd.

PROPERTY DESCRIPTION

Price:	\$244,000
Size:	1,154 sq ft
Possession:	Immediate
Parking:	Ample

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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Linda Pitter

Associate

403.874.5460

Lpitter@avenuecommercial.com

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