

# \$195,000 - N/A, Sherwood Park

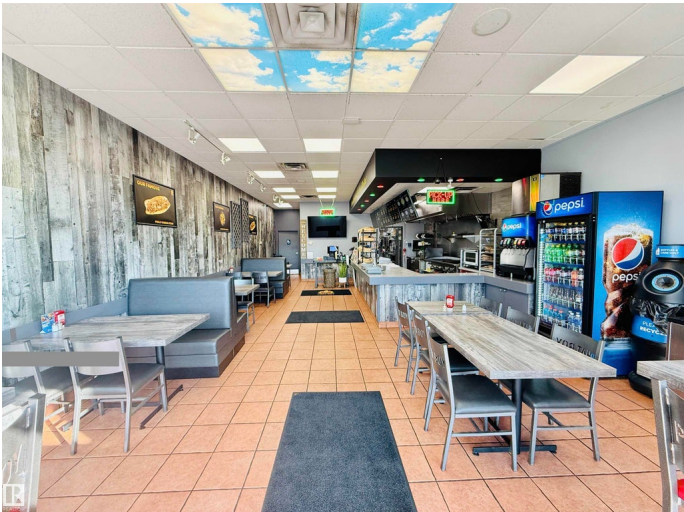
MLS® #E4457864

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Broadview Park, Sherwood Park, AB

Profitable and fully equipped restaurant available 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 popular Philly-inspired menu with all items prepared using halal ingredients, attracting a wide customer base and strong community following. With low rent of \$4,500 plus utilities and approximately 3 years remaining on the lease, and renewable option, overhead costs are manageable and stable. Staffed with both full-time and part-time team members, the business is well-positioned for a smooth transition to new ownership. Great opportunity to continue a proven concept or adapt the space to your own vision.



## Essential Information

MLS® #	E4457864
Price	\$195,000
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
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 September 15th, 2025 at 5:17pm MDT