

## \$185,000 - N/A, St. Albert

MLS® #E4453491

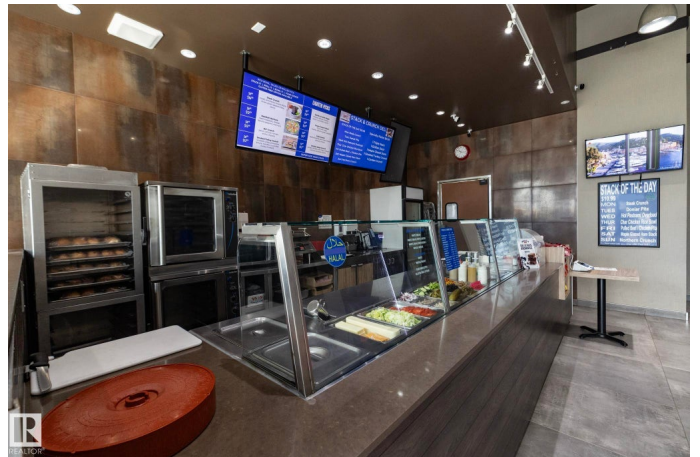
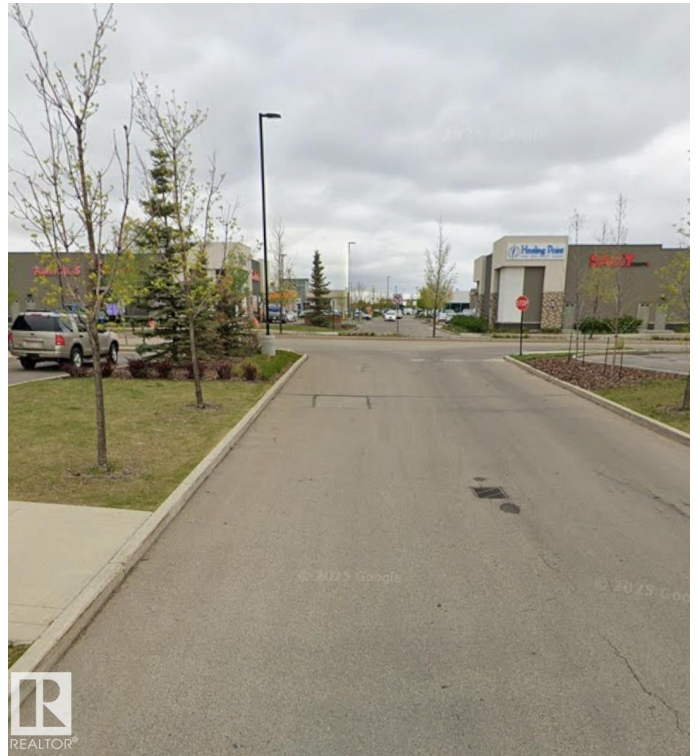
**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Erin Ridge, St. Albert, AB

### NO FRANCHISE FEES, NO ROYALTY FEES!

This independent restaurant is located in the heart of a busy shopping area. EXCELLENT exposure from St. Albert Trail. AMAZING opportunity to be your own boss! This well-established business is absolutely TURN-KEY & viable. Located in a major traffic location with a busy well-known retail businesses, nearby tenants include: Starbucks, Sephora, Physio/Professional, all very close by. Do NOT let this rare opportunity pass you by, there is absolutely nothing to do but take over! Bright, spotlessly-clean location, has plenty of seating in the restaurant, which includes already-established catering clients, proprietary recipes, eat in or take-ou! Professionally, top grade equipment/assets all included, it is well kept and equipped with everything you need, including established clients & vendors. Please do NOT go direct to store and do not approach the employees. PRIME LOCATION, in St. Albert's thriving marketplace! ENDLESS OPPORTUNITY AWAITS!



### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453491  |
| Price     | \$185,000 |
| Bathrooms | 0.00      |

|        |          |
|--------|----------|
| Acres  | 0.00     |
| Type   | Business |
| Status | Active   |

### Community Information

|             |            |
|-------------|------------|
| Address     | N/A        |
| Area        | St. Albert |
| Subdivision | Erin Ridge |
| City        | St. Albert |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T8N 4K6    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 24           |

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Listing information last updated on November 2nd, 2025 at 12:47pm MST