

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

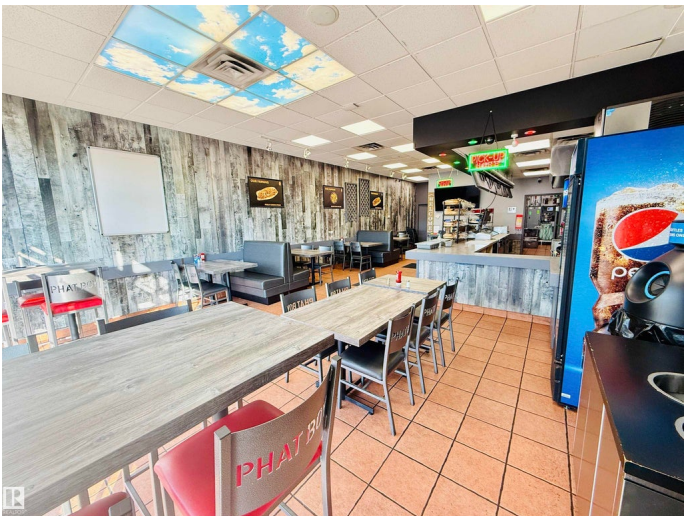
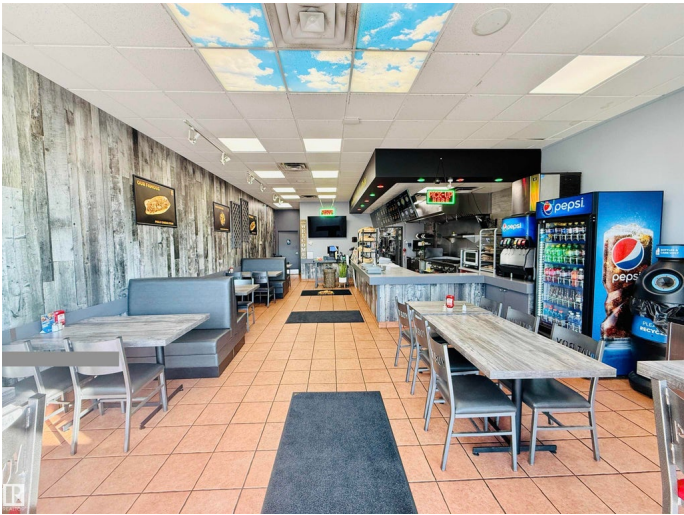
MLS® #E4457864

**\$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 |
| Days on Market | 21                   |
| Zoning         | Zone 25              |

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Listing information last updated on October 6th, 2025 at 5:17am MDT