

# BUSINESS FOR SALE

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

# WILD WING (ASSET SALE)

UNIT 410-420  
1115 ST. ALBERT TRAIL  
ST. ALBERT, AB



**CUSHMAN & WAKEFIELD  
Edmonton**  
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## RESTAURANT & BAR FOR SALE – ST. ALBERT

- Prime Turnkey Opportunity in Erin Ridge Plaza
- This is a rare opportunity to acquire a fully furnished and fixtured restaurant and bar in one of St. Albert's most desirable retail destinations.
- Size: 1,977 SF + well-appointed patio
- Location: Erin Ridge Plaza – high-exposure corner of Neil Ross Road & St. Albert Trail
- Neighbourhood Anchors: Costco, Sturgeon Animal Hospital, Holiday Express Inn and Suites, St. Albert Dodge.etc
- Lease: Equitable lease and favorable terms in place

## HIGHLIGHTS

- Fully furnished & fixtured restaurant
- Licensed for full bar service, including beers on tap
- Walk-in cooler & freezer plus high-quality kitchen infrastructure
- Clean, turnkey operation ready for immediate takeover
- Restaurant and patio capacity of 96 patrons
- Well-suited for any brand or cuisine concept

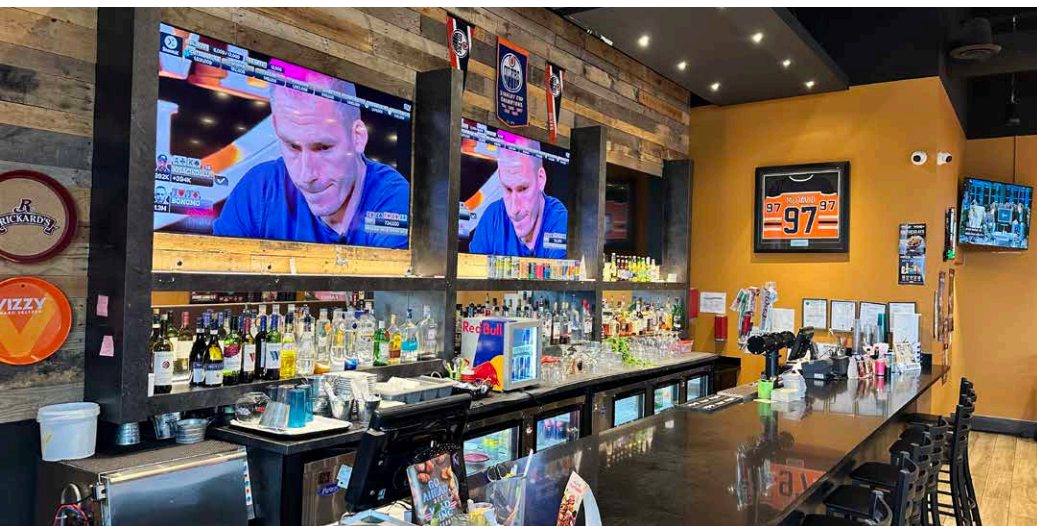
## INVESTMENT ADVANTAGE

- With its exceptional visibility, proximity to a major retail anchor, and modern improvements, this property offers a true turnkey solution for operators looking to establish or expand their brand. The combination of strong location fundamentals and an equitable lease structure ensures long-term sustainability and growth potential.

**Asking Price: \$300,000**

**Location: Erin Ridge Plaza, St. Albert, AB**

# BUSINESS HIGHLIGHTS







# BUSINESS DETAILS

**Municipal Address**

Unit 410-420, 1115 St. Albert Trail  
St. Albert AB

**Property Type**

RETAIL

**Building Size**

1,977 SF

**Building Age**

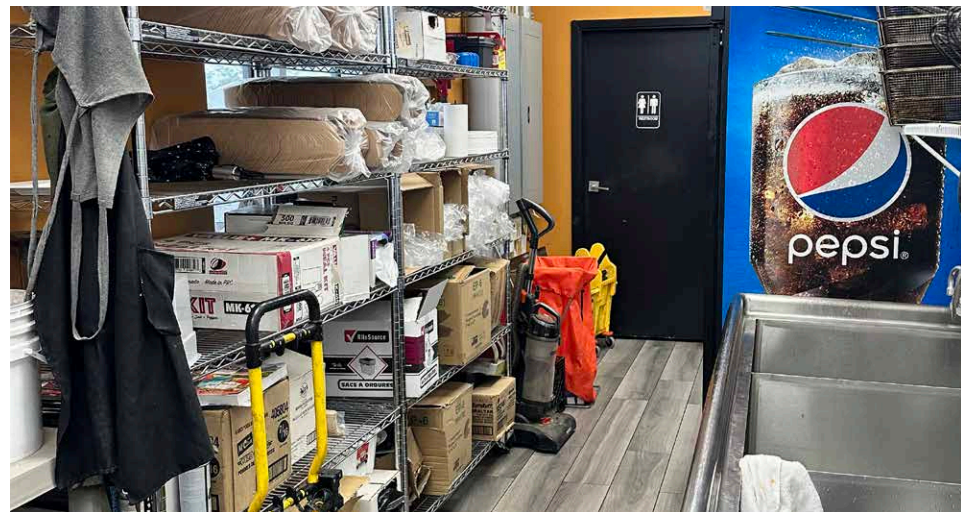
6 years

**Power**

120/208 C / 250 Amps

**Parking**

Ample within plaza







# AERIAL VIEW

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