

RESTAURANT FOR SALE

3501 Tudor Glen, St. Albert, AB



Property Type:
Fully Fixtured Restaurant

Transaction Type: Business

Price: \$295,000

Established Operation And
A Multiple Award Winner

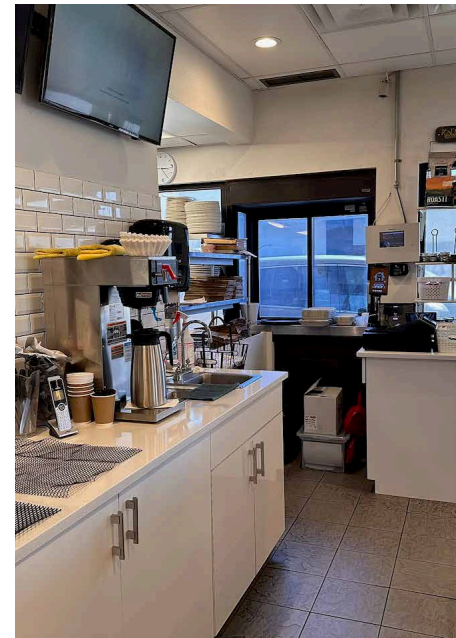
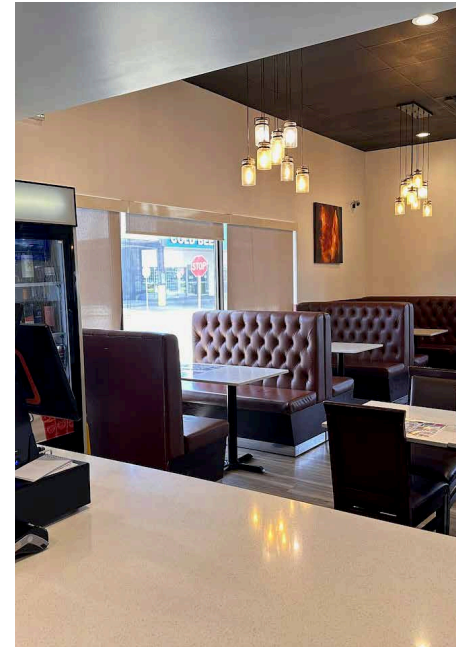


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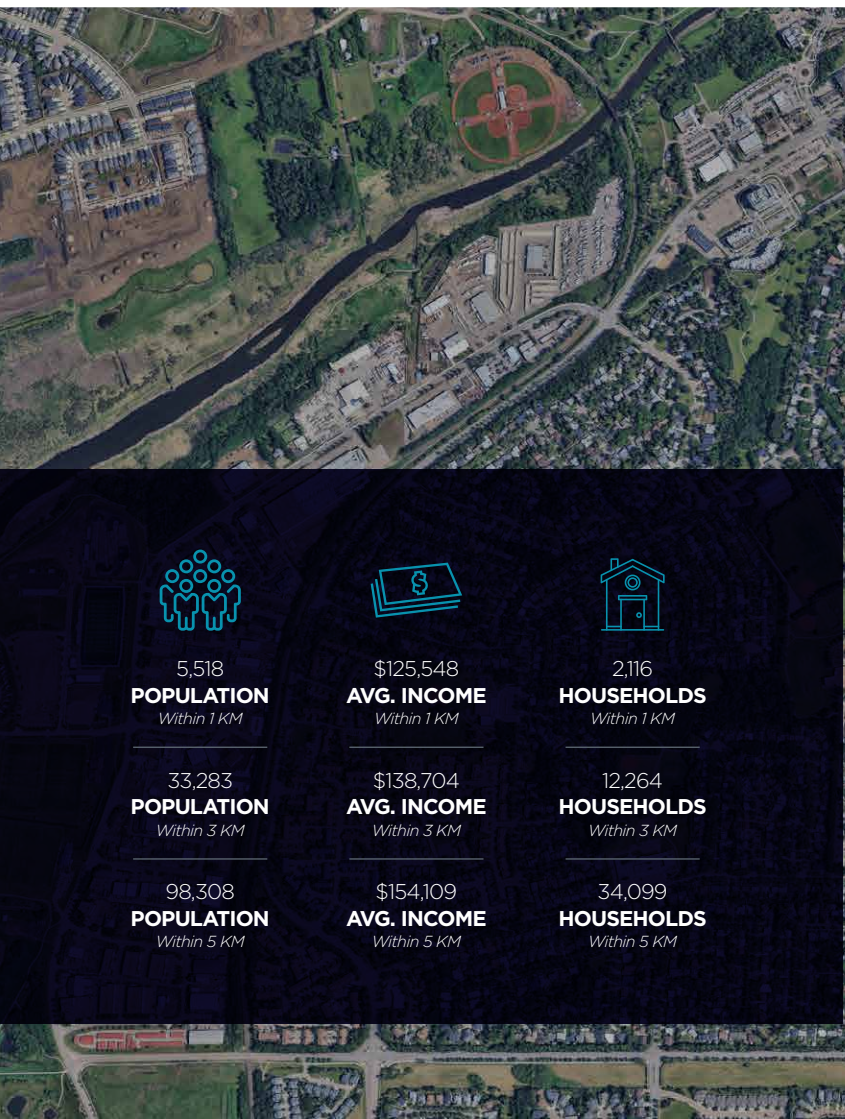
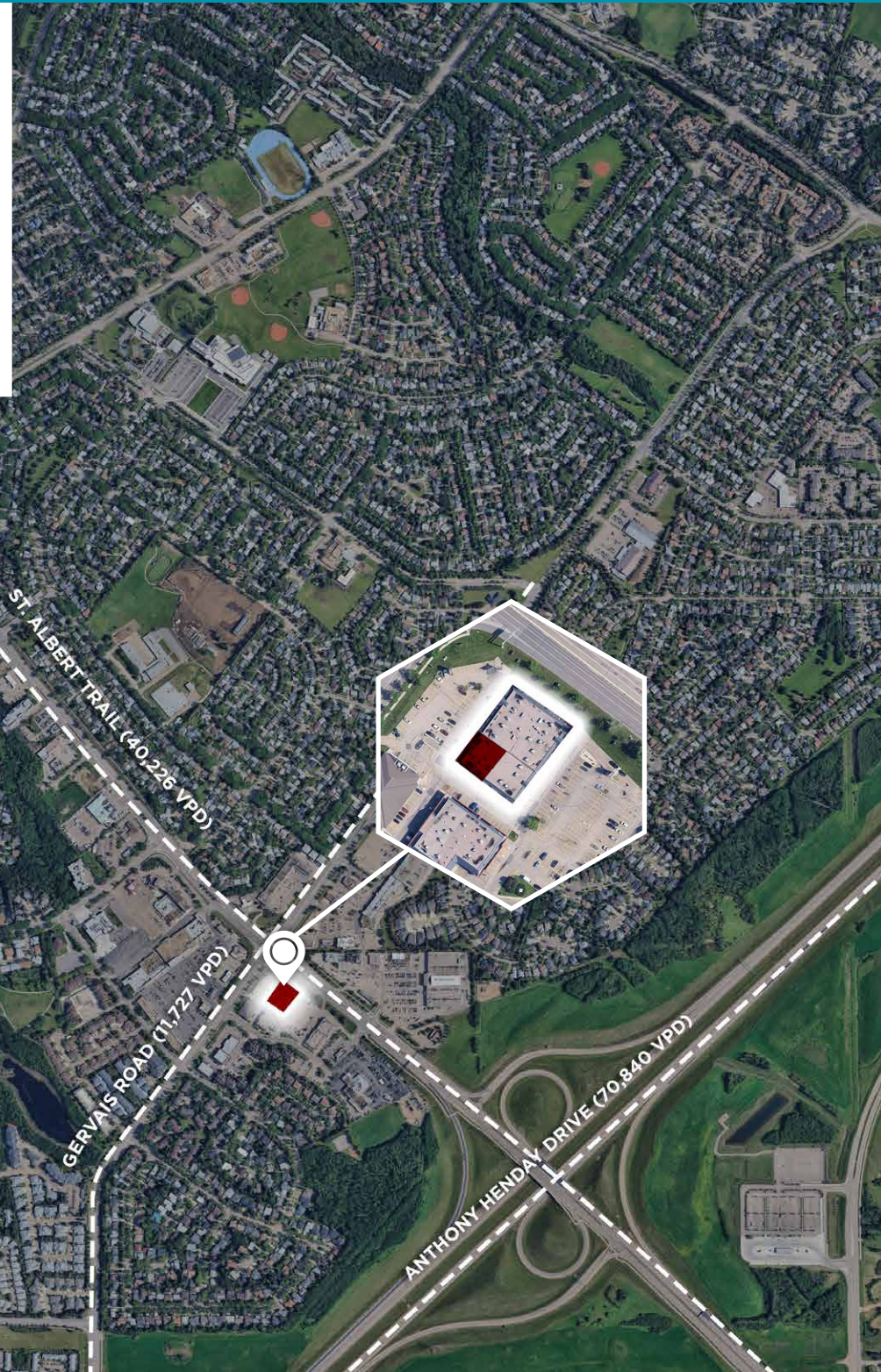
BUSINESS HIGHLIGHTS

- **Unutilized Drive-Thru Window & Lane:** One of the most valuable, high-margin features of this asset is an existing drive-thru window and dedicated lane. Not currently utilized by the current operation, this feature presents a massive, immediate growth lever to capture high-volume breakfast, lunch, or late-night commuter traffic.
- **Award-Winning Reputation:** The establishment is a highly decorated local favorite with a proven track record. Its impressive list of accolades includes being named the Top New Restaurant in St. Albert in 2021, securing top honors in 2023 for Top Burger Spot and Top Lunch in St. Albert, and proudly holding a 2023 Business Excellence Awards of Distinction Certificate of Nomination in the Medium Business (5-15 employees) category.
- **Turnkey Assets & Infrastructure:** The purchase price includes a fully operational commercial kitchen, commercial venting, refrigeration, and stylishly appointed restaurant furniture, significantly reducing upfront capital expenditure and permitting delays.
- **Strategic St. Albert Location:** Positioned within an affluent and rapidly growing demographic market just minutes outside of Edmonton, benefiting from strong daytime traffic, excellent visibility, and a loyal regional customer base.
- **Flexible Footprint:** Meticulously maintained front-of-house and back-of-house areas, perfectly suited for the current concept or seamlessly adaptable to a wide variety of quick-service restaurant (QSR), fine dining, Bistro, or a Bakery Cafe format.



PROPERTY DETAILS

MUNICIPAL ADDRESS	3501 TUDOR GLEN, ST. ALBERT, AB
LEASE SPACE	1,547 SF
PARKING	AMPLE
AVAILABILITY	30 DAYS
SALE PRICE	\$295,000





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