

# \$269,000 - 10828 82 Avenue, Edmonton

MLS® #E4446460

**\$269,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Garneau, Edmonton, AB

This beloved restaurant is perfectly situated on Whyte AVE in UofA area, surrounded by bustling shops, cafes, nightlife, drawing a consistent flow of locals and tourists year-round. Subject space 2840 sqft â€¢ Prime Location: High visibility storefront with steady foot traffic day and night â€¢ Fully Equipped: Comes with all commercial kitchen equipment, fixtures, and furnishingsâ€”ready to operate from day one â€¢ Strong Brand & Loyal Customer Base â€¢ Turnkey Operation: Ideal for owner-operators or investors. Minimal transition time needed â€¢ Ample Space: Comfortable seating capacity with dine-in, takeout, and delivery options already in place â€¢ Growth Potential: Expand menu offerings, add catering services, or enhance digital marketing to grow revenue â€¢ Whether you're a seasoned restaurateur or a passionate entrepreneur, it offers a unique chance to own a piece of Edmontonâ€™s culinary scene. Inventory is included in the sale price.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446460  |
| Price     | \$269,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|        |          |
|--------|----------|
| Type   | Business |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10828 82 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2B3         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 87             |
| Zoning         | Zone 15        |

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Listing information last updated on October 2nd, 2025 at 11:17pm MDT