

JOEY'S ONLY SEAFOOD RESTAURANT

#1 6104 50 STREET LEDUC, AB | FOR SALE



PROPERTY HIGHLIGHTS

Great opportunity to operate a hassle free, turnkey franchise business in Leduc! Joey's Only Seafood Restaurant is the go to place in town for enjoying variety of fish fries. Recently renovated, well maintained, and is very clean and well established restaurant. There are many high profile businesses in the shopping centre including Safeway, Giant Tiger, Dollarama, Snap Fitness. It is fully equipped for smooth operation: walk-in cooler, walk-in freezer, 12 feet canopy with makeup air system, deep fryers, dishwasher, ice machine, two POS system. Take a closer look at it and you could become YOUR OWN BOSS.



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant.

FOR SALE

PROPERTY DETAILS

Address:	#1, 6104 50 Street Leduc, AB
Legal Description:	Plan 9021756; Block 31; Lot 2-4
Zoning:	C4 - Commercial
Sale Price:	\$190,000 - \$175,000
Space:	1,517 SF +/-
Parking:	Ample Parking

DEMOGRAPHICS | LEDUC (2017)



Population:
31,130
Average Age:
37



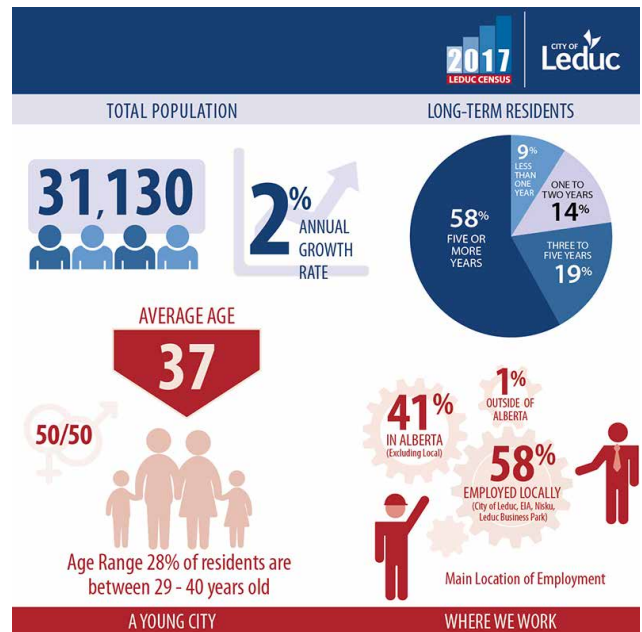
Annual Growth Rate:
2%



Average Household Income (2015):
\$59,275



Vehicles Per Day (2016):
111 Avenue - 26,300
Kingsway - 33,700
Princess Elizabeth Avenue - 24,800
109 Street - 33,100



FOR SALE



PROPERTY LOCATION

Leduc is an actively growing city just south of the Edmonton International Airport and only 15 minutes away from Edmonton. As the tenth largest city in Alberta, the city is well known for its successful oil and gas history. Leduc is situated along the Queen Elizabeth Highway and sees over 89,460 VPD (2018).

