

## \$369,000 - N/a 17 Street, Edmonton

MLS® #E4450541

**\$369,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Larkspur, Edmonton, AB

Be an Investor or be your own Boss. Have a passion to be an entrepreneur in one of the Authentic Vietnamese PHO (noodle) Restaurant Franchise opportunities available. A great opportunity to take over a turnkey business Franchise Operation. All furnishings and a fully equipped functional kitchen are included. Newly and fully renovated in 2022. Provide training. Capacity seats 80 seats, 2353 sqft. High customer traffic. Ample parking. The new Buyer could convert it to a different type of food subject to landlord approval. Act now!

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450541  |
| Price     | \$369,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |
| Type      | Business  |
| Status    | Active    |

### Community Information

|             |               |
|-------------|---------------|
| Address     | N/a 17 Street |
| Area        | Edmonton      |
| Subdivision | Larkspur      |
| City        | Edmonton      |
| County      | ALBERTA       |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T6T 0C2 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 30         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 10:47am MDT