# \$399,000 - 105 183 Hwy 16a, Spruce Grove

MLS® #E4430147

#### \$399.000

0 Bedroom, 0.00 Bathroom, Business on 0.00 Acres

None, Spruce Grove, AB

Asset sale of a well-established Noodlebox franchise located in a high-visibility retail plaza in Spruce Grove, just off the busy Highway 16A. This prime location offers strong vehicle and foot traffic, surrounded by major anchor tenants, gas stations, grocery stores, and dense residential communities. The space is fully built out with modern equipment and a functional layout, ideal for dine-in, takeout, and delivery. Ghost Kitchen Pita Pit approved, adding even more potential for revenue diversification. With excellent exposure, ample parking, and a steady flow of customers throughout the day, this is a turnkey opportunity for entrepreneurs looking to step into a growing franchise in one of Spruce Grove's most active commercial areas.

#### **Essential Information**

MLS® # E4430147

Price \$399,000

Bathrooms 0.00 Acres 0.00

Type Business

Status Active

## **Community Information**

Address 105 183 Hwy 16a

Area Spruce Grove



Subdivision None

City Spruce Grove

County ALBERTA

Province AB

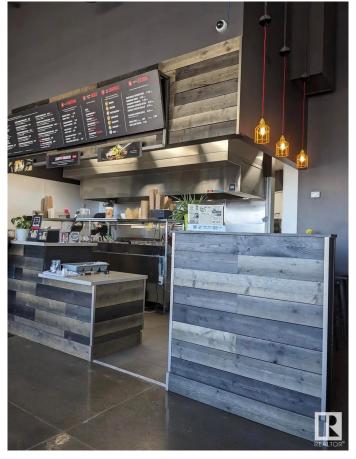
Postal Code T7X 4P9

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 11

Zoning Zone C



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Listing information last updated on April 20th, 2025 at 7:32pm MDT

