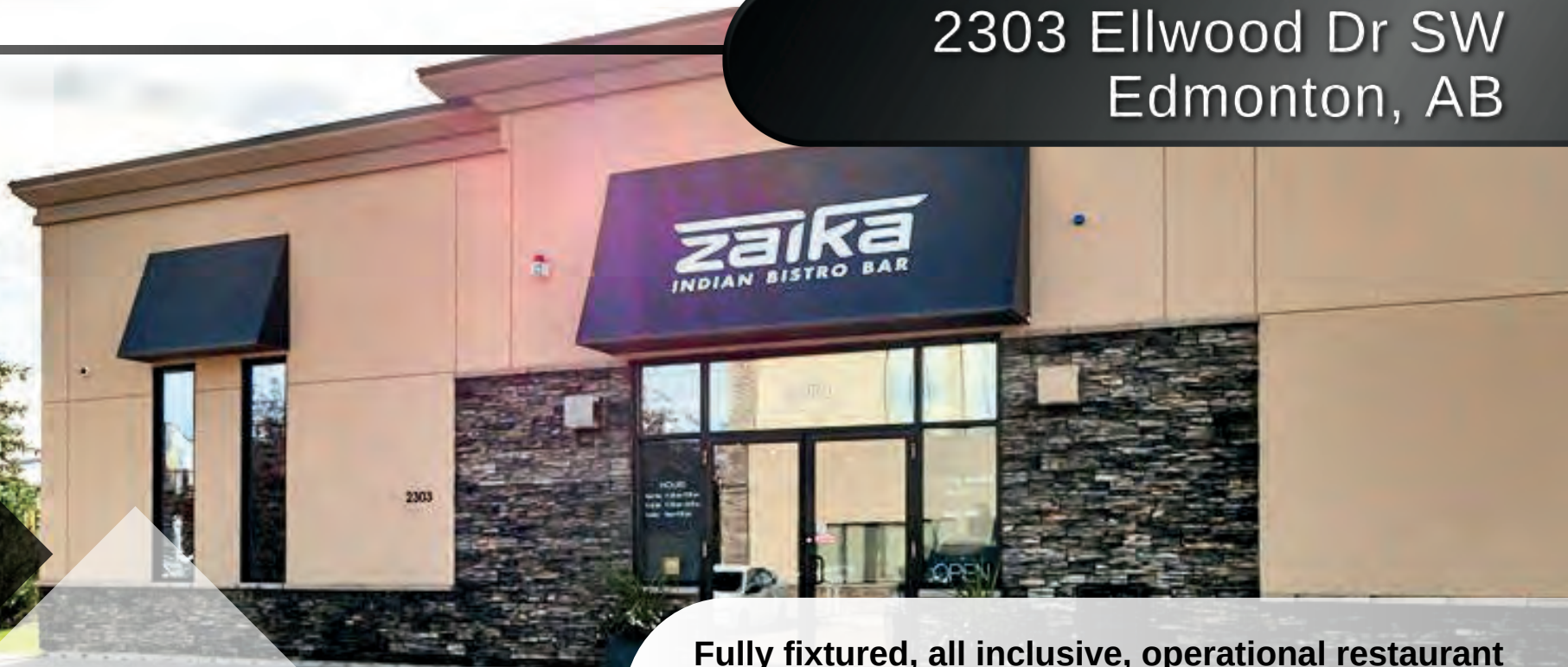


ZAIKA BISTRO RESTAURANT

2303 Ellwood Dr SW
Edmonton, AB



MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

Fully fixtured, all inclusive, operational restaurant
with 2000 sq ft of additional banquet hall space
CALL FOR MORE DETAILS.

FOR SALE

ZAIKA BISTRO RESTAURANT

LOCATION HIGHLIGHTS

- Located in a growing southeast Edmonton community, just north of Ellerslie Road and east of Parsons Road.
- Convenient access to arterial routes: Anthony Henday Dr, Calgary Trail / Gateway Blvd, Parsons Rd, 91 St.
- Positioned near residential neighborhoods and commercial corridors, offering strong visibility and foot traffic potential.

PROPERTY ADVANTAGE

- Well-known Indian restaurant & bar
- Open since 2009, highly rated
- Great for dine-in, takeout, and events
- Strong online reviews & loyal clientele

TRANSPORTATION LINKS

- Minutes to Anthony Henday
- Transit stops nearby
- Ample customer parking

SURROUNDING DEMOGRAPHICS

- Family-heavy neighbourhoods
- Avg. income ~ \$97K (The Meadows)
- New developments support foot traffic
- Near commercial & residential mix



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$106,504
Unemployment rate	6.3%
In labour force	82.6%

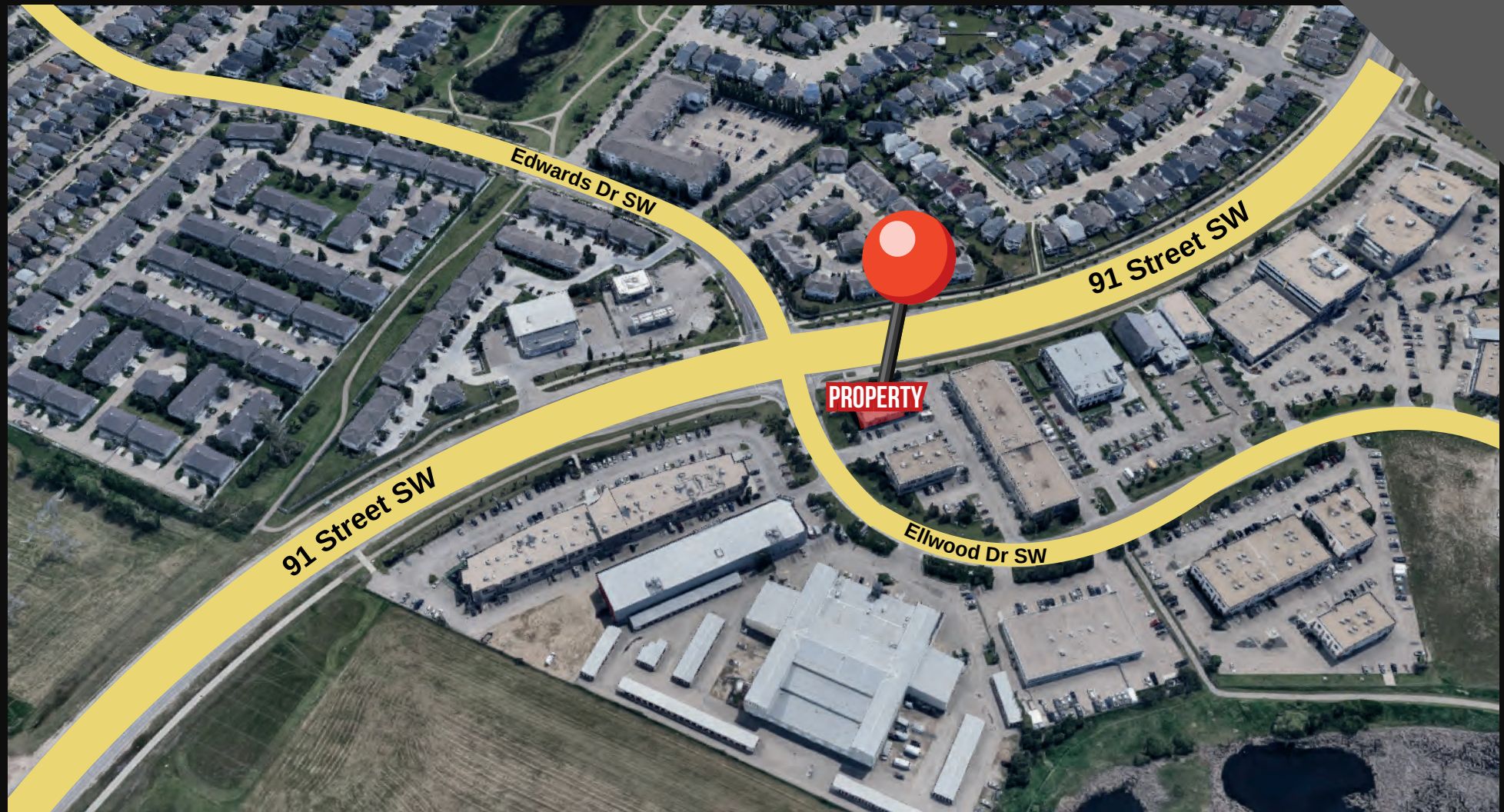
POPULATION



Total population	6,793
Population density	4,180 people/km ²
Median age	33.6 years

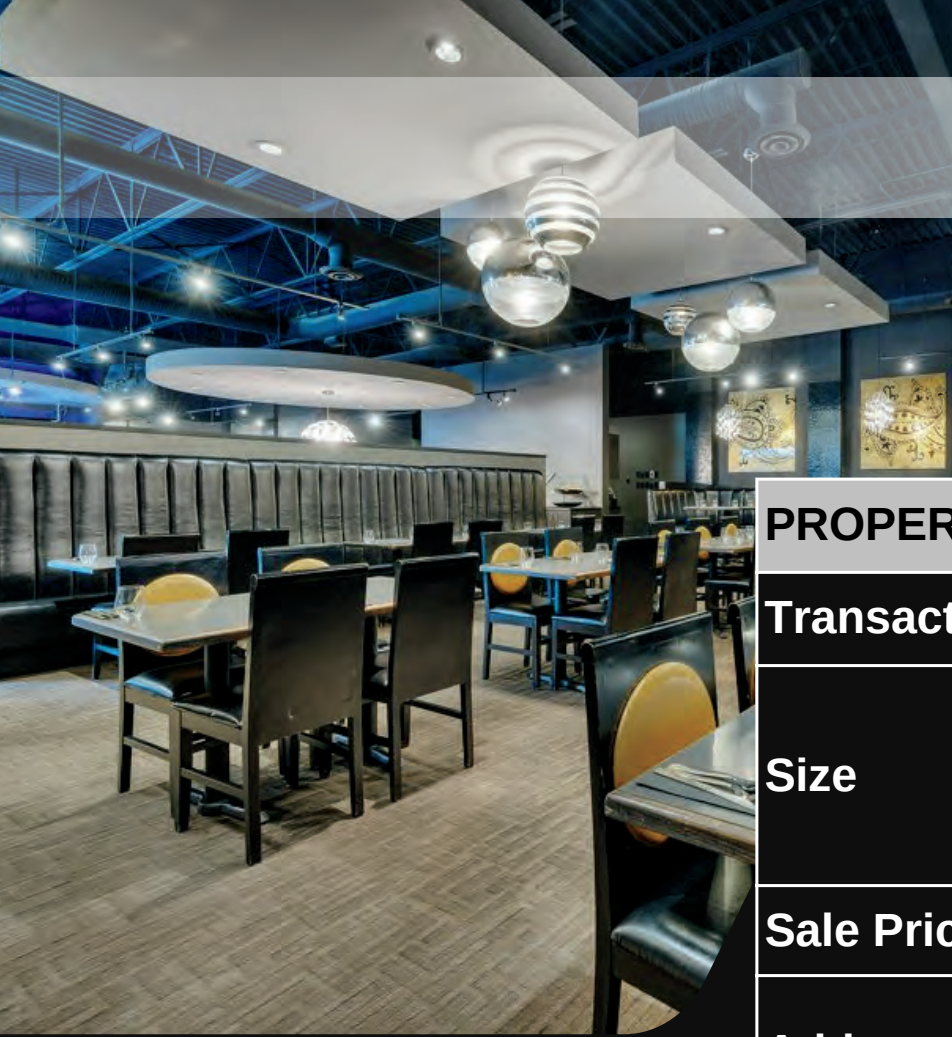
WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Sale
Size	4,000 sq. ft. existing restaurant space + 2,000 sq. ft. Woodshed (can be used as a banquet hall)
Sale Price	\$3,300,000
Address	2303 Ellwood Drive SW, Edmonton AB
Legal Address	Condo Plan 0723749; Unit 3

PROPERTY PHOTOS



CONTACT US

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 **(780) 450-6300**

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RS

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