



RESTAURANT SPACE & ASSET SALE

**315. 80A ARCHIE KLAIBER TRAIL
STRATHMORE, ALBERTA**

HIGHLIGHTS

A turnkey, restaurant space is available in Strathmore, Alberta through the asset sale of Spice Dum Biryani. Situated in a high-visibility commercial area at 315, 80A Archie Klaiber Trail, this well-equipped premises features a full commercial kitchen, established dine-in layout, and all major equipment needed to support a consistent, high-volume food service operation.

Currently operating as a North Indian concept known for its signature dum biryani, the space can be seamlessly maintained as is or easily converted to a new concept. Its flexible floor plan, modern kitchen infrastructure, and suitability for dine-in, take-out, and delivery channels make it ideal for quick-service, fast-casual, or specialty food brands looking to expand into the growing Strathmore market.

With strong visibility, ample parking, and a fully built-out interior, this offering provides a cost-effective entry point for franchisors or operators seeking an immediately operational location—without the time and capital required for a full build-out.

PROPERTY DESCRIPTION

Price: \$165,000 negotiable

Size: 1,200 sf

Lease: Rent and lease available under NDA

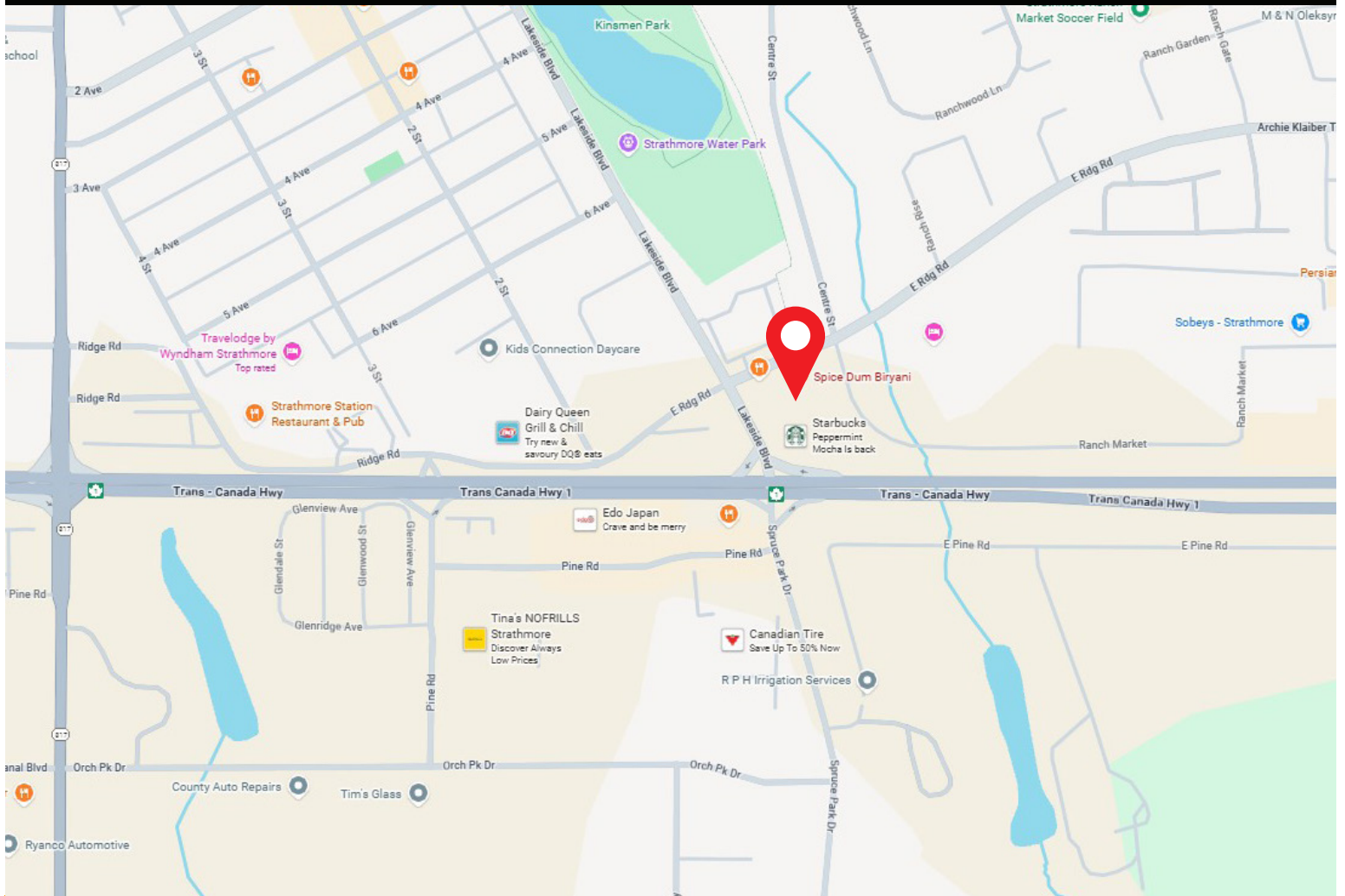
Available: Immediately



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