

## \$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 | 77              |
| Zoning         | Zone 30         |

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Listing information last updated on October 16th, 2025 at 9:32am MDT