

## \$275,000 - 100 1000 Alder Ave, Sherwood Park

MLS® #E4445326

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Maplegrove, Sherwood Park, AB

Turnkey Basha Donair & Shawarma business for sale in a prime Sherwood Park location at 1000 Alder Ave, nestled in the busy Sherwood Centre plaza. Surrounded by high-traffic anchors like Starbucks, RBC, and Safeway, and just minutes from schools, parks, and residential neighbourhoods, this location offers excellent visibility and consistent foot traffic. Fully equipped and ready to operate, this is a fantastic opportunity for anyone looking to own a well-established restaurant in a thriving community. The price has been thoughtfully reduced by \$92,500, from \$367,500 to \$275,000, to reflect the value of this successfully operating business. The owner is selling solely due to a career transition into the pharmacy field. Opportunity to continue as-is or convert to a new concept or franchise

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445326  |
| Price     | \$275,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |
| Type      | Business  |
| Status    | Active    |

### Community Information

|         |                    |
|---------|--------------------|
| Address | 100 1000 Alder Ave |
|---------|--------------------|



|             |               |
|-------------|---------------|
| Area        | Sherwood Park |
| Subdivision | Maplegrove    |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8A 2G2       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 25        |

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Listing information last updated on August 3rd, 2025 at 3:32pm MDT