

## \$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
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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	53
Zoning	Zone 25

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Listing information last updated on August 24th, 2025 at 4:32am MDT