



GRASSROOTS
REALTY GROUP

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100, 3811 Edmonton Trail NE
Calgary, Alberta

MLS # A2237713



\$375,000

Division:	Greenview
Type:	Business
Bus. Type:	Deli/Catering, Fast Food, Food & Beverage , Restaurant
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,500 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Equipment list to be supplied		

Vendor financing and attractive lease term available! Exceptional turnkey opportunity to acquire a very successful Italian restaurant with rave reviews. This very profitable operation currently runs just 3 days/week. There is also immediate growth potential through expanded hours. Features include a 2,500 sq ft space with excellent Deerfoot/Edmonton Trail/16th Ave access, and ample parking. The business benefits from strong existing sales, a loyal clientele, and room for expansion. Ideal for operators seeking an established premium concept or investors wanting a proven business. Attractive lease terms. Must see to appreciate this rare offering.