



MLS # A2280989

Red Deer, Alberta

\$199,000



Division: Red Deer

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,009 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located just 20 minutes West from Red Deer (Sylvan Lake), this is a rare opportunity to acquire a well-established, high-performing business generating annual sales exceeding \$470,000. This turnkey operation is ideal for an owner-operator or investor seeking immediate and stable cash flow. The business operates out of a spacious 2,009 sq. ft. premises, featuring an exceptionally attractive total monthly rent of only \$3,691, including waste removal (utilities extra). A secure lease is in place until April 2028, along with a 5-year renewal option, providing long-term stability and peace of mind. Currently open 6 days a week from 11:00 AM to 8:00 PM, the business is efficiently managed with a reliable part-time staff structure, offering flexibility and controlled labor costs. With strong existing sales, a loyal customer base, and streamlined operations, this opportunity stands out in today's market. Perfect for an owner-operator looking to maximize profitability or an investor seeking a proven business with upside potential. Opportunities with solid financials, low rent, and long-term lease security are rarely available.