



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2283224**

**Red Deer, Alberta**

**\$688,000**



<b>Division:</b>	Red Deer
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	7,449 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Schedule "A"		

Well-established and profitable buffet-style restaurant located in a high-traffic retail centre along Gaetz Avenue. Excellent visibility, strong surrounding commercial activity, and ample on-site parking. The spacious dining area accommodates large groups and features a functional layout ideal for buffet service, dine-in, and takeout. The commercial kitchen is fully equipped with buffet stations, prep areas, walk-in coolers, and essential restaurant infrastructure in place. This is a turnkey opportunity for an owner-operator or investor looking to step into an existing operation or rebrand to their own concept. Consistent revenue history and proven operational model make this an attractive acquisition opportunity. Located in a prime central corridor with steady vehicle and pedestrian exposure. A strong opportunity to acquire a cash-flowing business in one of the city's busiest commercial districts.