



**GRASSROOTS**  
REALTY GROUP

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3, 4706 50 Street  
Stettler, Alberta

MLS # A2299163



**\$175,000**

Division: Downtown West

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,887 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All furnishings, and restaurant equipment shown in the 3D tour

An exceptional opportunity to own a well-established Pita Pit franchise in the heart of Stettler, Alberta. Ideally situated on Main Street near a busy traffic intersection, this high-visibility location benefits from consistent local and commuter exposure, making it a strong performer for a dine-in and take out business. The interior is modern, clean, and inviting, featuring warm wood accents, ample seating, and an efficient layout designed for smooth customer flow. The bright and welcoming dining area includes comfortable booth seating and contemporary finishes, creating an enjoyable atmosphere for guests. Behind the counter, the fully equipped commercial kitchen is designed for efficiency, with prep stations, refrigeration, and cooking equipment all in place—offering a seamless transition for new ownership. This is a true turnkey operation located in a leased space, making it an ideal opportunity for an owner-operator or investor looking to step into an established brand with strong recognition. With its prime location, proven concept, and well-maintained interior, this business is positioned for continued success. A great chance to own a thriving franchise in a growing community.