



**GRASSROOTS**

REALTY GROUP

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**MLS # A2316764**

**Red Deer, Alberta**

**\$219,000**



**Division:** Red Deer

**Type:** Retail

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 471 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** THE EQUIPMENT LIST WILL BE PROVIDED.

Established national franchise business located in a major regional shopping centre in Central Alberta. Situated in a high-traffic enclosed mall featuring over 500,000 sq. ft. of retail space, 100+ retailers, and approximately 4.6 million annual visitors. Strong brand recognition and loyal customer base. Gross profit margin improved significantly from 66.6% in 2023 to 72.0% in 2025. Owner-operated business supported by 3 full-time staff with efficient operations. Lease secured until July 2029. Excellent opportunity for an owner-operator, family business, or hands-on investor. Training available subject to franchisor approval. Retirement sale. All inquiries by appointment only. Do not approach staff.