



GRASSROOTS
REALTY GROUP

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MLS # A2329739

Okotoks, Alberta



\$249,000

Division:	Okotoks
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Pizza
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,300 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Asset list to be provided before closing		

Profitable gourmet pizza & pasta restaurant located in a high-traffic plaza within a thriving residential community, offering excellent footfall, strong repeat clientele, and outstanding Google ratings. This turn-key operation features modern leasehold improvements, seating for approximately 35 guests, premium equipment including a double-deck pizza oven and walk-in cooler, plus a strong social media presence. Total monthly rent including operating costs is approximately \$5,600, with 5 years remaining on the lease plus a 5-year renewal option. PLEASE DO NOT APPROACH STAFF OR VISIT THE BUSINESS WITHOUT AN APPOINTMENT.