



GRASSROOTS
REALTY GROUP

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MLS # A2334653

Edmonton, Alberta



\$525,000

Division: Edmonton

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,346 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Seller will provide Equipment List.

Excellent opportunity to own a well-established Italian franchise with annual sales exceeding \$800,000. This turnkey business operates from a modern, fully equipped restaurant in a high-traffic retail plaza surrounded by established residential communities, schools, and major commercial developments. The location offers outstanding visibility, easy access, ample parking, and consistent customer traffic throughout the day. The business is part of a recognized franchise with proven operating systems, comprehensive training, and ongoing support. Current rent is approximately \$6,500 per month, including operating costs, providing excellent value for a business of this size. With a loyal customer base and opportunities to further grow through catering, delivery, and local marketing, this is an outstanding investment.