



GRASSROOTS
REALTY GROUP

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**1 Londonderry Mall NW
Edmonton, Alberta**

MLS # A2335943



\$329,000

Division: Kildare

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 24,542 sq.ft.

Zoning: CNC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Business offered for sale as a fully operating food retail business. The listing price includes the business goodwill and trade name, fixtures and equipment, inventory on hand at the time of closing, leasehold interest and assignment, and other business assets owned by the Seller and included in the transaction. The Seller will also provide up to two weeks of training to assist with a smooth transition of ownership.

Confidential sale — business name and exact location are withheld. PROFITABLE, HIGH-VOLUME & TURNKEY PIZZA & DONAIR BUSINESS! Excellent opportunity to acquire a well-established restaurant with strong sales, high customer traffic, and multiple revenue streams. Fully operational and extensively equipped, allowing a new owner to step in and continue operations immediately. The restaurant features two kitchen concepts, including a dedicated ghost kitchen for online orders, providing excellent potential to operate additional virtual brands and further increase sales. Established delivery business through Uber Eats, SkipTheDishes and DoorDash, in addition to dine-in and takeout customers. Extensive equipment package includes a brand-new commercial oven with 5-year warranty, 3-door commercial freezer, 3-door refrigerator, 3 gyro machines for chicken and donair, separate pizza and donair prep stations, warmer, 36-inch commercial grill, 2 deep fryers, commercial gas stove with burners, and much more. Dining area includes 6 tables. The business specializes in pizza and donair and benefits from an established customer base, strong delivery presence and a high-traffic location. A fantastic opportunity for an owner-operator or experienced restaurateur looking for a profitable, fully equipped business without the cost and time of starting from scratch.