



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2348463

Red Deer, Alberta



\$535,000

Division: Red Deer

Type: Business

Bus. Type: Pizza

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,554 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment list and upgrades/renovations to be provided with signed NDA.

Established Red Deer pizza and donair operations is offered together with 2,554sq.ft. condo unit. It is an independent business, with no franchise fees to restrict your operation. Open 7 days and week for takeout and delivery only, with no dining room to staff, furnish or maintain. The extensive menu is built on fresh ingredients, with sauces made and dough rolled in-house. The unit was rebuilt in 2020 as a purpose-built commercial kitchen. Upgrades include a new electrical panel and wiring throughout, water lines and underground plumbing reworked for the kitchen layout, a new make up air unit, exhaust ducting and hood fans, and a new hot water tank. Both roof top HVAC units have been replaced. Lease rate is \$4,000/month base rent (\$19.20/sq. ft.), plus \$600/month additional rent (\$2.88/sq. ft.)