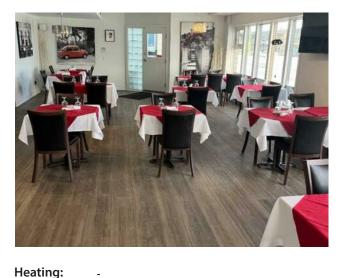


780-228-224 donna@donnawilson.ca

## 100, 3811 Edmonton Trail NE Calgary, Alberta

MLS # A2237713



\$375,000

Division: Greenview **Business** Type: Deli/Catering,Fast Food,Food & Beverage ,Restaurant **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 2,500 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** 

 Floors:
 Based on Year:

 Roof:
 Utilities:

 Exterior:
 Parking:

 Water:
 Lot Size:

 Sewer:
 Lot Feat:

Inclusions: Equipment list to be supplied

Vendor financing and attractive lease term available! Exceptional turnkey opportunity to acquire a very successful Italian restaurant with reve reviews. This very profitable operation currently runs just 3 days/week. There is also immediate growth potential through expanded hours. Features include a 2,500 sq ft space with excellent Deerfoot/Edmonton Trail/16th Ave access, and ample parking. The business benefits from strong existing sales, a loyal clientele, and room for expansion. Ideal for operators seeking an established premium concept or investors wanting a proven business. Attractive lease terms. Must see to appreciate this rare offering.