



**GRASSROOTS**  
REALTY GROUP

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100, 3811 Edmonton Trail NE  
Calgary, Alberta

MLS # A2237713



**\$375,000**

**Division:** Greenview

**Type:** Business

**Bus. Type:** Deli/Catering, Fast Food, Food & Beverage, Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**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 rave 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.