



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5036 46 Avenue  
Taber, Alberta**

**MLS # A2250225**



**\$395,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Luigi's Pizza
<b>Size:</b>	8,050 sq.ft.
<b>Zoning:</b>	CC - Comprehensive Commer

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.42 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Business equipment		

An amazing opportunity is waiting for you in Taber! This turnkey restaurant will allow you to step into an well established and profitable business that has been operating in Taber for many years. Located directly on Highway 3, you have excellent visibility, pylon signage, and there is ample on site and on street parking. Very clean, and well maintained over the years, you can start operating right away or make some updates, rebrand, and bring your vision to life. A large 47'x35' main dining room is complimented by a large 44'x46' banquet room that is used often for local meetings and gatherings. If expansion or growth is your vision, the over 8000 square foot building holds even further potential as the lounge area currently isn't being utilized. This business is for sale only if entering into a lease to continue operating out of this location. Call your REALTOR® for more information!