



GRASSROOTS
REALTY GROUP

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**805 EAST LAKE Boulevard
Airdrie, Alberta**

MLS # A2253025



\$199,000

Division: East Lake Industrial

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,896 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: refer to Equipment List in Supplements

An excellent opportunity to buy the famous Extreme Pita franchise located in East Lake Industrial in Airdrie! Family run business for over 21 years! Base rent only \$30 PSF, while Operating Costs are \$9.89 PSF and Taxes are \$3.59 PSF (estimated for 2025). More details can be provided upon a signed NDA. Lease expires on Nov. 30, 2028. Very busy location and strong sales.