



**GRASSROOTS**  
REALTY GROUP

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**805 EAST LAKE Boulevard**  
**Airdrie, Alberta**

**MLS # A2253025**

**\$249,900**



**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.