



**GRASSROOTS**  
REALTY GROUP

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**104, 4909 49 Street  
Red Deer, Alberta**

**MLS # A2255311**



**\$249,900**

**Division:** Downtown Red Deer

**Type:** Retail

**Bus. Type:** Food & Beverage ,Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** Pay2 Butter Chicken

**Size:** 2,600 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** An asset list will be provided after the offer is accepted.

Discover a prime opportunity to acquire a thriving Indian restaurant located in a high-traffic area of Red Deer, Alberta. This well-established business has built a stellar reputation for its authentic, high-quality cuisine and warm, inviting atmosphere. The restaurant operates from a modern, fully-equipped space that is ready for a new owner to take over without any disruption. The sale includes all fixtures, furniture, and kitchen equipment, from the tandoor ovens to the refrigeration units, ensuring a seamless transition. This business is not only a turn-key operation but also offers significant potential for growth, including expanding catering services, introducing a delivery option, or extending operating hours. A great investment for an experienced restaurateur or a first-time business owner, this is a chance to own a profitable and beloved establishment in a growing community.