



GRASSROOTS
REALTY GROUP

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

MLS # A2281757

Edson, Alberta

\$449,900



Division: Edson
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 5,500 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller will provide equipment list		

Secure a dominant position in the heart of Alberta's resource corridor with this high-capacity, hotel-anchored revenue powerhouse. This premier dual-branded opportunity combines the 60-year Canadian heritage of Ricky's All Day Grill—a household name since 1962—with the upscale, authentic appeal of Famoso Neapolitan Pizzeria, which has captivated diners since 2007 with its fire-roasted pizzas and Italian-inspired menu. Spanning a massive 5,500 sq. ft., the facility is the region's primary destination for corporate functions, industrial meetings, and large private parties, offering a level of versatility and scale that is unmatched in the local market. Strategically connected to a major hotel and located on a high-traffic highway corridor, the business benefits from a constant stream of travelers and a loyal community following. With a highly competitive gross rent of just \$8,750 per month (inclusive of base rent, CAM, and GST), this turnkey operation offers immediate brand recognition and multiple revenue streams in a business-friendly community. Furthermore, the Town of Edson is an officially approved, designated community under the Rural Renewal Stream (RRS) of the Alberta Advantage Immigration Program (AAIP). Contact Sai Patel ((587) 897-4500 OR Gagan Multani (825) 558-5805 for inquiries.