



**GRASSROOTS**  
REALTY GROUP

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**140, 3321 50 Ave Avenue  
Red Deer, Alberta**

**MLS # A2194082**



**\$319,000**

<b>Division:</b>	South Hill
<b>Type:</b>	Business
<b>Bus. Type:</b>	Fast Food,Food & Beverage
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Loaded Pierogi
<b>Size:</b>	1,041 sq.ft.
<b>Zoning:</b>	C4

<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>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** 1 x Freezer, 4x Prep Tables, 1x Sink with grease trap, 1x Sun Air Hood, 1x 2 Burner, 2x Friers, 1x Flat top Grill

New Price !!! LOADED PIEROGI !!! Golden Opportunity !!!! B.Y.O.B (Be your own Boss)!!! To own a Relatively new Running business!!! In the heart of Red deer just up the hill from bustling Downtown. With its Prime location, this opportunity is a surely a unique find in today's market. The bright welcoming atmosphere will envelope and entice you. Complete with all new top of the line appliances and furnishings to accommodate a fully functioning kitchen. Three New commercial double door refrigerators, and freezer system. Sun air Ventilation hood. Complete Equipment list is available for review. 5 HIK camera Security system. The business is turnkey & does not require any work. Icing on the cake business has a Valid active Liquor License. Low overhead Rent. The restaurant can easily seat 25 patrons. There are 2 washroom with one wheelchair accessible. The Business is actively using services of Skip the Dishes, Door Dash & Uber Eats. Most of the equipment is still under Warranty.(Only Business is for sale. The Premises is Leased.) Loaded Pierogi is Canadian Franchise with franchises across Canada.