



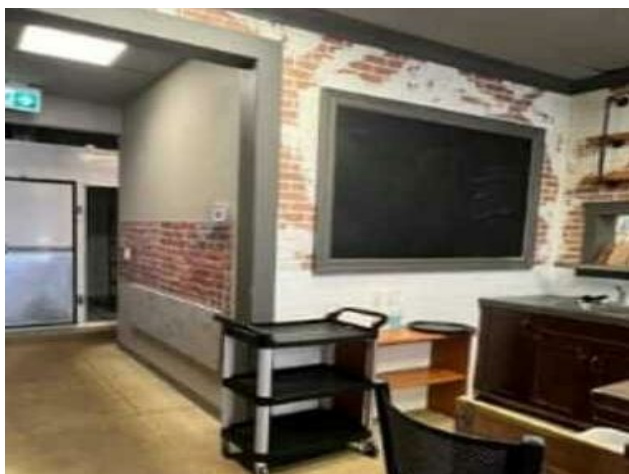
**GRASSROOTS**  
REALTY GROUP

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**MLS # A2212946**

**Red Deer, Alberta**



**\$249,000**

**Division:** Red Deer

**Type:** Retail

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

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,740 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Ask for the detail

Yes, you are reading it right; and even though it sounds too good to be true, it is true. This restaurant is a crazy money making machine with the net \$24,000, as per the owner's statement. . Which implies that you can pay off the entire business in a mere 10 months. This restaurant is beloved by the local community. The sales and the clientele are enormous. The establishment is very vast. You can further improve the menu and rent out the outer room as an office to augment your earnings. The EBITDA calculation would set its price of upward of \$700k. However, we are listing at only \$249k.