

**100, 3811 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2237713**



**\$375,000**

|                    |                                                        |
|--------------------|--------------------------------------------------------|
| <b>Division:</b>   | Greenview                                              |
| <b>Type:</b>       | Business                                               |
| <b>Bus. Type:</b>  | Deli/Catering, Fast Food, Food & Beverage , Restaurant |
| <b>Sale/Lease:</b> | For Lease                                              |
| <b>Bldg. Name:</b> | -                                                      |
| <b>Bus. Name:</b>  | -                                                      |
| <b>Size:</b>       | 2,500 sq.ft.                                           |
| <b>Zoning:</b>     | -                                                      |

|                    |                               |                       |   |
|--------------------|-------------------------------|-----------------------|---|
| <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>      | - |
| <b>Inclusions:</b> | Equipment list to be supplied |                       |   |

Vendor financing and attractive lease term available! Exceptional turnkey opportunity to acquire a very successful Italian restaurant with rave reviews. This very profitable operation currently runs just 3 days/week. There is also immediate growth potential through expanded hours. Features include a 2,500 sq ft space with excellent Deerfoot/Edmonton Trail/16th Ave access, and ample parking. The business benefits from strong existing sales, a loyal clientele, and room for expansion. Ideal for operators seeking an established premium concept or investors wanting a proven business. Attractive lease terms. Must see to appreciate this rare offering.