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3722 57 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Red Deer, Alberta



Listing ID:
31692

MLS ID:
A2248207

\$114,000



 **FAHEEM KHAN**
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 3722 57 Avenue , Red Deer , Alberta T4N4R7

Transaction Type For Lease	Days On Market 115	Lease Amount 2200.00
Lease Frequency Monthly	Subdivision West Park	Year Built 1985
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 1350.00	Building Area (Sq. M.) 125.42	Inclusions Contact the listing realtor for the list
Restrictions None Known	Reports Audited Financial Statements	

Thriving Pizza & Street-Food Restaurant in Prime Central Location-Red Deer This is a highly successful and visually appealing pizza and street-food restaurant, ideally located in a vibrant central area. The current owners took over just over two years ago, at a time when the business was underperforming with modest sales and lackluster profits. Since acquiring the restaurant, the owners have undertaken a full-scale renovation. The dining area was expanded and redesigned with tasteful and elegant interiors, including new paint, flooring, ceiling work, and various other upgrades. These enhancements transformed the customer experience and led to a sharp increase in sales. Where there was once no dine-in space, the restaurant now regularly operates at full seating capacity. In addition to the physical upgrades, the menu was completely revamped. The owners diversified the offerings by adding a range of South Asian cuisine and popular street-food dishes alongside the classic Western-style pizzas. This bold shift contributed significantly to the business's remarkable growth. Annual sales have increased from \$117,000 to approximately \$300,000. The volume of orders has now reached a point where the team often struggles to keep up with demand. Attached to this email, you will find: Last year's financial statements Sales data from a representative day (June 22, 2025) A breakdown of renovation expenses and improvements Current photos of the restaurant Links to our 5-star customer reviews on Facebook and Google Outstanding Location This restaurant enjoys one of the best possible locations for this type of business. It is surrounded by three schools, a senior living residence, numerous apartment buildings, and both multi-family and single-family homes. It is also just minutes away from Red Deer Polytechnic and offers easy access to a major highway—factors that drive strong dine-in and delivery sales. Key Financials: Monthly sales consistently exceed \$30,000 (typically ranging between \$25K–\$30K) Monthly NNN rent: \$2,300 Utilities: approximately \$800/month This is a turnkey opportunity to acquire a fast-growing, fully modernized restaurant in a high-traffic area with an excellent reputation and strong future potential. The EBITDA value formula dictates that the market value of this business ought to be \$315,000; whereas we have listed at a mere \$169k.

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