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RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta



Listing ID:
33703


MLS ID:
A2280989

\$250,000



 **SAM KIM**
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 CIR Realty
 403-247-7770

 Red Deer , Alberta

Transaction Type For Lease	Days On Market 87	Lease Amount 3690.00
Lease Frequency Monthly	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Retail	Year Built 2015
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 2009.00	Building Area (Sq. M.) 186.64	Inclusions N/A
Restrictions None Known	Reports None	

Located just 20 minutes from Red Deer, this is a rare opportunity to acquire a well-established, high-performing business generating annual sales exceeding \$470,000. This turnkey operation is ideal for an owner-operator or investor seeking immediate and stable cash flow. The business operates out of a spacious 2,009 sq. ft. premises, featuring an exceptionally attractive total monthly rent of only \$3,691, including waste removal (utilities extra). A secure lease is in place until April 2028, along with a 5-year renewal option, providing long-term stability and peace of mind. Currently open 6 days a week from 11:00 AM to 8:00 PM, the business is efficiently managed with a reliable part-time staff structure, offering flexibility and controlled labor costs. With strong existing sales, a loyal customer base, and streamlined operations, this opportunity stands out in today's market. Perfect for an owner-operator looking to maximize profitability or an investor seeking a proven business with upside potential. Opportunities with solid financials, low rent, and long-term lease security are rarely available.

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