

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3301 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta

**Listing ID:**  
33817

**MLS ID:**  
A2282825

**\$280,000**



 **VIRAL BAGADIA**  
 (403) 291-4440

 **CIR Realty**  
 403-291-4440

 **3301 50 Avenue, Red Deer, Alberta T4N3V9**

<b>Transaction Type</b>	<b>Zoning</b>	<b>Subdivision</b>
For Sale	NA	South Hill
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1978	Retail	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Business	1178.00	109.44
<b>Inclusions</b>		
To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"	<b>Restrictions</b>	<b>Reports</b>
	See Remarks	Call Lister

Turn-key, profitable fast-casual food business available now. This non-franchise opportunity allows you full control to run the business your way and take it to the next level. The kitchen is fully upgraded with a brand-new Panini grill (2025), new fryer (2025), upgraded plumbing fixtures, and a well-maintained grease trap, offering true peace of mind with minimal maintenance concerns. The business is running smoothly and profitably, supported by well-trained staff and strong customer ratings, specializing in popular donairs and fast food. There is significant growth potential through catering, with existing catering clients already in place and room to expand further, along with strong performance on SkipTheDishes and Uber Eats. Located in a highly visible, high-traffic location on one of Red Deer's busiest streets, near Red Deer Casino and Resort, this spot offers excellent exposure and steady foot traffic. Enjoy the flexibility to make menu changes as you see fit, without franchise restrictions. Whether you are entering into business for the first time or looking to add another profitable location to your portfolio, this represents an excellent opportunity. Monthly total rent is \$3,554( includes Base and Additional) plus utilities and GST.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.