

**MLS # A2282050****Medicine Hat, Alberta****\$225,000****Division:** Medicine Hat**Type:** Business**Bus. Type:** Fast Food, Pizza, Restaurant**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 2,200 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Equipment list will be provided upon signing the NDA.

Pizza Business for Sale in a prime downtown location offering outstanding exposure and visibility. The business operates from approximately 2,200 sq. ft. of efficiently designed space, ideal for dine-in, takeout, and delivery. The lease is attractively priced at \$2,900 per month, inclusive of rent and operating costs, and is secured through March 2029. Ample on-site parking supports both customer convenience and delivery operations. The business is well established with large group and fundraising orders, regularly serving schools, churches, clubs, sports teams, festivals, corporate meetings, and private events. This is a true turnkey opportunity for an owner-operator or investor seeking to acquire a proven and stable food service business. \*\*\*Business Sale only – Real Estate is not included. \*\*\*