

**3301 50 Avenue  
Red Deer, Alberta**

**MLS # A2282825**



**\$280,000**

**Division:** South Hill

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,178 sq.ft.

**Zoning:** NA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule A

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.