

\$149,000 - 3722 57 Avenue, Red Deer

MLS® #A2248207

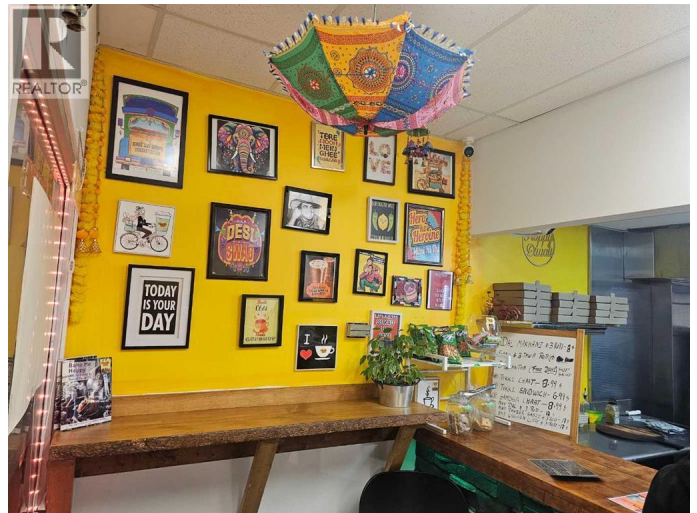
\$149,000

0 Bedroom, 0.00 Bathroom, 1,350 sqft

Business on 0.00 Acres

West Park, Red Deer, Alberta

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



restaurantLinks to our 5-star customer reviews on Facebook and GoogleOutstanding LocationThis 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: \$2,300Utilities: approximately \$800/monthThis 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. (id:6289)

Built in 1985

Essential Information

Listing #	A2248207
Price	\$149,000
Bathrooms	0.00
Square Footage	1,350
Acres	0.00
Year Built	1985
Type	Business

Community Information

Address	3722 57 Avenue
Subdivision	West Park
City	Red Deer
Province	Alberta
Postal Code	T4N4R7

Listing Details

Listing Office

DreamHouse Realty Ltd.



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 6:01pm PDT