

# \$114,000 - 3722 57 Avenue, Red Deer

MLS® #A2248207

**\$114,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Park, Red Deer, Alberta

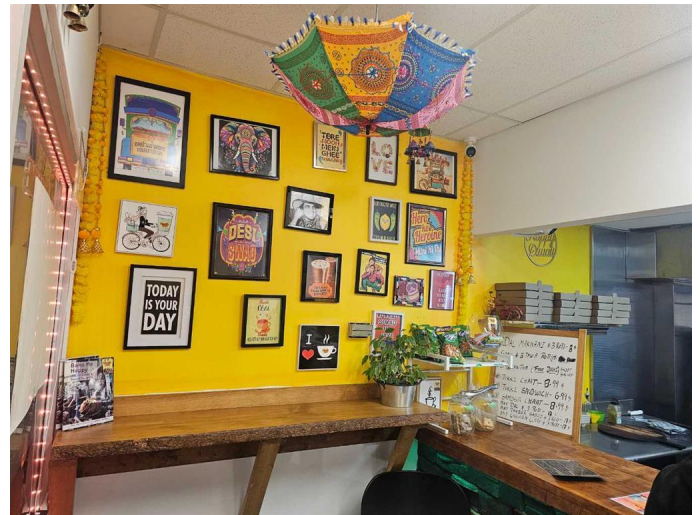
Thriving Pizza & Street-Food Restaurant in  
Prime Central Location-Red Deer

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 restaurant

Links to our 5-star customer reviews on Facebook and Google

Outstanding Location

This 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: \$2,300

Utilities: approximately \$800/month

This 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.

Built in 1985

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2248207   |
| Price      | \$114,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1985       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

**Community Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 98                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | DreamHouse Realty Ltd. |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.