

**MLS # A2281757**

**Edson, Alberta**

# \$449,900



Division:	Edson
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,500 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Seller will provide equipment list		

Secure a dominant position in the heart of Alberta's resource corridor with this high-capacity, hotel-anchored revenue powerhouse. This premier dual-branded opportunity combines the 60-year Canadian heritage of Ricky's All Day Grill—a household name since 1962—with the upscale, authentic appeal of Famoso Neapolitan Pizzeria, which has captivated diners since 2007 with its fire-roasted pizzas and Italian-inspired menu. Spanning a massive 5,500 sq. ft., the facility is the region's primary destination for corporate functions, industrial meetings, and large private parties, offering a level of versatility and scale that is unmatched in the local market. Strategically connected to a major hotel and located on a high-traffic highway corridor, the business benefits from a constant stream of travelers and a loyal community following. With a highly competitive gross rent of just \$8,750 per month (inclusive of base rent, CAM, and GST), this turnkey operation offers immediate brand recognition and multiple revenue streams in a business-friendly community. Furthermore, the Town of Edson is an officially approved, designated community under the Rural Renewal Stream (RRS) of the Alberta Advantage Immigration Program (AAIP). Contact Sai Patel ( (587) 897-4500 OR Gagan Multani (825) 558-5805 for inquiries.