

# **\$375,000 - 100, 3811 Edmonton Trail Ne, Calgary**

MLS® #A2237713

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Greenview, Calgary, Alberta

Vendor financing and attractive lease term available! Exceptional turnkey opportunity to acquire a very successful Italian restaurant with rave reviews. This very profitable operation currently runs just 3 days/week. There is also immediate growth potential through expanded hours. Features include a 2,500 sq ft space with excellent Deerfoot/Edmonton Trail/16th Ave access, and ample parking. The business benefits from strong existing sales, a loyal clientele, and room for expansion. Ideal for operators seeking an established premium concept or investors wanting a proven business. Attractive lease terms. Must see to appreciate this rare offering.



Built in 1970

## **Essential Information**

MLS® #	A2237713
Price	\$375,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Commercial
Sub-Type	Business
Status	Active

## **Community Information**

Address	100, 3811 Edmonton Trail Ne
---------	-----------------------------

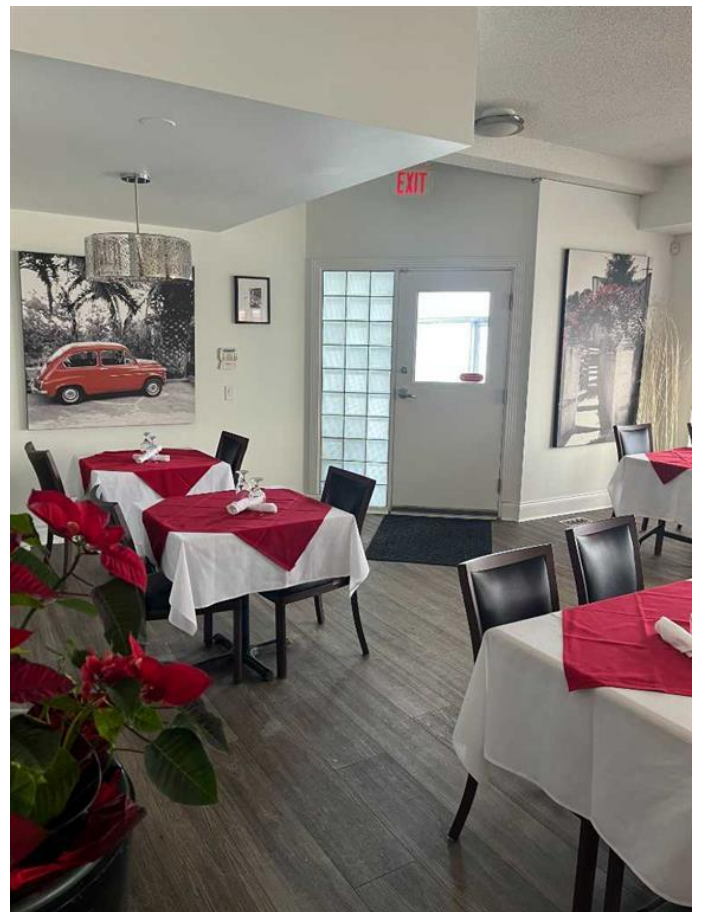
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3P5

### Additional Information

Date Listed	July 7th, 2025
Days on Market	48

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and indicate the quality of services provided by real estate professionals who are members of CREA. Used under license.

