

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

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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 | 44             |

### Listing Details

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



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