



**FOR SALE**  
**\$80,000.00**

# BUSINESS WITH PROPERTY FOR SALE

5033 Pyrogy Drive, Glendon, AB

Opportunity to acquire a freestanding ±1,470 SF restaurant building in a high-visibility location directly across from Pyrogy Park in Glendon. The restaurant is currently not operating; however, the space is fully built out and positioned for a quick relaunch, subject to obtaining the required licenses and permits. The property offers a drive-through service window and seating for approximately 40 guests.

The sale includes a full complement of equipment (believed to be in working condition), including a walk-in cooler and freezer, kitchen hood fan, air conditioning units, and more. Ideal for a pizza concept, fast-casual operation, café, ethnic cuisine, or a new food venture. A strong opportunity for owner-operators and investors.

### Property Details

Legal Description	Plan 540EO, Lot R1
Lot Size	9,000 SF ±
Building Size	1,470 SF ±
Year Built	1963
Zoning	C1 (Commercial)

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# PHOTO GALLERY





### Demographic Highlights



**POPULATION**  
~523 residents



**HOUSEHOLDS**  
520



**AREA INCOME**  
Average: \$78,500



## CONTACT:

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