



5011 MULLEN ROAD | EDMONTON, AB | TURNKEY PIZZA FRANCHISE

PROPERTY HIGHLIGHTS

Prime opportunity to acquire an established Love Pizza franchise in a high-visibility South Edmonton location.

This modern quick-service restaurant features:

- High end turnkey buildout
- All equipment, fixtures, and standardized operational systems with current owner willing to train new buyer
- Historically profitable financials
- Steady demand from surrounding residential and busy shopping centre across from Freson Bros
- End cap unit with strong traffic exposure on Rabbit Hill Rd and strategic positioning within a busy retail centre

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NAI COMMERCIAL REAL ESTATE INC.
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,450 sq.ft.±
AVAILABLE	Immediately
SALE PRICE	\$420,000 \$350,000



59,567
DAYTIME POPULATION



3.3%
ANNUAL GROWTH
2023-2033



6,839
EMPLOYEES



\$2.1B
CONSUMER SPENDING



27,806
RABBIT HILL ROAD N
OF ANTHONY HENDAY



\$155,133
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



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