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5715 51 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grimshaw, Alberta



Listing ID:
26916


MLS ID:
A2180244

\$750,000



 **ANDY GAUVREAU**
 (780) 624-1300

 Century 21 Town and Country Realty
 780-624-1300

 5715 51 Street , Grimshaw , Alberta T0H1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 222
Zoning Highway Commercial	Subdivision NONE	Building Type See Remarks
Year Built 1998	Structure Type Other	Property Type Commercial
Property Sub Type Business	Legal Plan 1378HW	Building Area (Sq. Ft.) 2750.00
Building Area (Sq. M.) 255.48	Roof Metal	Heating Forced Air

Inclusions

All items with in the building that pertain to the operation as a restaurant/lounge including but not limited to the tables, chair, restaurant items. Any items attached to the building are considered part of the building and will be included. Inventory is not included and will be itemized upon offer

Restrictions
None Known

Reports
None

Land, building and business all for sale in one complete package - lock stock and barrel as they say - it is all here for you to take over and have a clientele from day one!!! Great seating capacity (100+) with the new enclosed patio in place , set up with all the permits for liquor license from AGLC plus potential to apply for VLT's if desired, a drive through with order area and pick up windows - a must have in the current market for the added benefit of take out orders, paved parking lots with abundance of space for vehicles. There has been numerous updates to flooring, windows, doors, bar, patio with in floor heating. With the location on highway 2 frontage you have a constant flow of traffic by your door - anyone going north or south plus the people in the town will see your sign and the excellent exposure!! As well the vendor is flexible to sell - if you buy the business they will look at renting the building to a entrepreneur that wants to be in the restaurant/lounge business but may not have the ability to finance. Call today!!

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