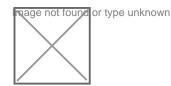


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1119 2 STREET W FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Brooks, Alberta

Listing ID:

27271

MLS ID: A2186868

\$199,950



- **△** THEODOROS KEFALAS
- **250) 801-0605**
- **403-460-3888**
- 1119 2 Street W, Brooks , Alberta T1R0N9

**Transaction Type** 

For Lease

Lease Amount

3900.00

**Building Type**Mixed Use

Property Type Commercial

Building Area (Sq. M.)

420.85

Reports

**Audited Financial Statements** 

Title

Leasehold

Lease Frequency

Monthly

Year Built

2022

Property Sub Type
Business

Inclusions

Equipment, Trade name, Franchise, Leasehold Improvements, License,

Lease, and Goodwill

**Days On Market** 

167

Subdivision

Downtown

**Structure Type** 

Flex

**Building Area (Sq. Ft.)** 

4530.00

Restrictions

Landlord Approval

An incredible opportunity awaits with this established Ricky's Restaurant in the thriving community of Brooks, Alberta. Opened in 2022 and extensively renovated to an immaculate standard, this 4,530 sq. ft. restaurant is perfectly positioned to serve both locals and travelers. Conveniently connected to the lobby of the Motel 6, it offers seamless access and additional benefits such as room service throughout the motel, enhancing guest convenience and driving consistent business. The restaurant boasts a seating capacity of 192 and enjoys a diverse customer mix, with 70% being loyal locals and 30% travelers. Its lounge features three VLTs, which provide a steady cash flow and an appealing entertainment option. Operating daily from 7 a.m. to 9 p.m., the business captures a steady stream of traffic throughout the day. A new lease will be negotiated alongside the offer to purchase, ensuring flexibility for potential buyers. Whether you are considering a share or asset sale, this turnkey operation combines a trusted brand, an unbeatable location, and a strong customer base. This is your chance to own a thriving restaurant in an excellent location. Don't miss this exceptional investment opportunity!

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