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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**
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 Grand Realty
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 1119 2 Street W, Brooks , Alberta T1R0N9

Transaction Type For Lease	Title Leasehold	Days On Market 167
Lease Amount 3900.00	Lease Frequency Monthly	Subdivision Downtown
Building Type Mixed Use	Year Built 2022	Structure Type Flex
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 4530.00
Building Area (Sq. M.) 420.85	Inclusions Equipment, Trade name, Franchise, Leasehold Improvements,License, Lease, and Goodwill	Restrictions Landlord Approval

Reports

Audited Financial Statements

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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