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## RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Athabasca, Alberta



**Listing ID:**  
27634


**MLS ID:**  
A2065704

**\$995,000**



 **RADELL BENNETT**  
 (780) 689-9245

 **ROYAL LEPAGE COUNTY REALTY**  
 780-675-5511

 4820 51 Street , Athabasca , Alberta T9S 1E5

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

657

**Business Type**

Restaurant

**Zoning**

C1

**Subdivision**

Athabasca Town

**Building Type**

Free-Standing

**Year Built**

1992

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

5329AC

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

4458.00

**Building Area (Sq. M.)**

414.16

**Construction Type**

Stucco,Unknown

**Roof**

Flat,Metal

**Foundation**

Other

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Lot Features**

Back Lane,Corner Lot,Paved

**Commercial Amenities**

Cooler(s),Exhaust

Fan(s),Kitchen,Outside Storage,Parking-Extra

**Access to Property**

Direct Access,Paved Road,Public

**Inclusions**

Everything in the restaurant at time of accepted offer.

**Restrictions**

None Known,Overhead Right of Way

**Reports**

RPR

Great location and lots of parking! Located a block off main street in the busy Town of Athabasca, this property is ready for its next owner. With 158 seating capacity this is one of the larger restaurants in town. Includes 2 dining room spaces and a banquet room. Plus the large paved parking lot in the downtown core will definitely help accelerate your business. The building also comes with everything in the restaurant to help get you started. There is also a 4 bedroom, 1 bathroom, 726 sq. ft. house included. Perfect for staff quarters or a rental for extra income.

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