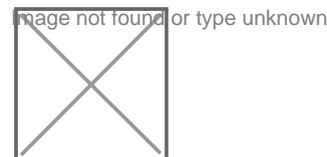


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## OWN A PROFITABLE, ESTABLISHED BAR & GRILL IN RED DEER! THIS WELL-ESTABLISHED AND HIGH-PERFORMING...



Commercial Real Estate > Commercial Property for Lease



**Location**  
Red Deer, Alberta



**Listing ID:**  
29446

**MLS ID:**  
A2195525

**\$1,700,000**



 **VIVIANA DAL CENGIO**  
 (403) 598-4053

 Real Broker  
 855-623-6900

 Red Deer , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 153	<b>Lease Amount</b> 8311.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> DC(11)	<b>Year Built</b> 1978
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements,Information Package	

Own a profitable, established Bar & Grill in Red Deer! This well-established and high-performing bar & grill in Red Deer offers strong and consistent cash flow, a loyal customer base, and a prime high-traffic location. With a proven track record of revenue growth, efficient operations, and a seasoned "lifer" staff pool, this turnkey business is ready for a new owner to step in and continue its success. The space is fully equipped with over \$50,000 in kitchen equipment upgrades, ensuring a smooth transition with minimal additional investment. The lease terms provide long-term stability, and the diverse revenue streams from food, liquor, and VLTs contribute to reliable profitability. There is significant potential for further growth through expanded marketing, and event opportunities, so this is an ideal opportunity for an experienced operator looking to acquire a thriving pub with a strong financial foundation and room to grow! Attractive long term lease in place, and consistently strong P&L.

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