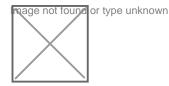


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PIZZA FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location Irricana, Alberta Listing ID: 29609

MLS ID: A2198029

\$385,000



A DANI THOMAS

(403) 875-6338

□ CIR Realty

403-271-0600

230 2 Street, Irricana, Alberta T0M1B0

Transaction Type

For Sale

Business Name

Cafe Plus

Subdivision

NONE

Structure Type

Mixed Use

Legal Plan 5087W

Lot Size (Sq. Ft.)

4859

Roof

Metal

Heating

Forced Air, Natural Gas

Access to Property

Public

Reports

RPR with Compliance

Title

Fee Simple

Business Type

Pizza

Building TypeFree-Standing

Property Type Commercial

00.....

Building Area (Sq. Ft.)

1368.00

Lot Size (Acres)

0.11

Foundation

Slab

Lot Features

City Lot,Low Maintenance

Landscape, Street Lighting

Inclusions

All equipment pertaining to business,

appliances

Days On Market

58

Zoning

CBD

Year Built 1928

Property Sub Type

Business

Building Area (Sq. M.)

127.09

Construction Type

Stucco

Cooling

Central Air

Commercial Amenities

Kitchen

Restrictions

None Known

PIZZA! Own a WELL ESTABLISHED PIZZA BUSINESS, THE BUILDING AND LIVING QUARTERS. This is a stand alone building located on the main business street in Irricana. At one time, this business had 32 people seating and a liquor license. With the onset of Covid, the business went to TAKE OUT ONLY and boy - it's been POPULAR. Lots of CATERING to schools and local businesses, in addition to the walk-ins and regular customers. It takes years to establish a clientele and build a SOLID REPUTATION and it's HERE... ready for you to take over. The upstairs has a cozy 2 bedroom suite with small kitchen, livingroom and diningroom area in addition to a 4 piece bathroom. Live and work with ZERO commute. Price includes BUILDING, all equipment, fixtures, and trade name. Sellers retiring, EXCELLENT OPPORTUNITY & VALUE.

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