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FOOD & BEVERAGE ,RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Camrose, Alberta


Listing ID:
29873


MLS ID:
A2203910

\$399,900



 **LISA ROHR**
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 RE/MAX Real Estate (Edmonton) Ltd.
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 5017 50 Street , Camrose , Alberta T4V 1R3

Transaction Type For Sale	Days On Market 42	Business Type Food & Beverage ,Retail
Zoning C1	Subdivision Downtown Camrose	Building Type Commercial Mix
Year Built 1921	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan RN28	Building Area (Sq. Ft.) 2800.00
Building Area (Sq. M.) 260.13	Lot Size (Sq. Ft.) 2999	Lot Size (Acres) 0.07
Roof Membrane	Inclusions Furniture & Fixtures Negotiable	Restrictions None Known
Reports None		

Discover an exceptional opportunity on Main Street in downtown Camrose! This remarkable property, once home to the beloved Fox & Fable Book & Game Café, is now available for your next business venture. Situated in the heart of a vibrant community, this location offers endless possibilities, whether you're looking to continue the café's legacy or bring your own fresh concept to life. Previously a hub for gamers, book lovers, and those seeking a relaxing spot to unwind, this space is ideal for both intimate gatherings and larger events. The café area comfortably accommodates over 60 guests, while the potential for an outdoor patio offers a perfect setting for enjoying the sunny weather. The building was fully licensed for food and liquor service and has been extensively renovated to meet all necessary code requirements. With over 5,000 square feet of developed space, this versatile building is perfect for a wide range of uses, from retail to restaurant settings. Whether you're an owner-operator looking to build on the prior concept or want to transform the space for something entirely new, the possibilities are limitless. Don't miss this rare chance to own a prime piece of commercial real estate in downtown Camrose. The owners are open to offering a lease with a future purchase option for the right entrepreneur.

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