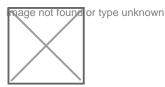


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

ARTS AND ENTERTAINMENT FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location Stettler, Alberta Listing ID:

30317

MLS ID: A2214763

\$299,000



△ LYNDSEY DELWO

2 (403) 742-9442

RE/MAX 1st Choice Realty

403-742-6747

 $\stackrel{\text{\tiny def}}{\text{\tiny 100}}$ 5010 50 Avenue , Stettler , Alberta T0C 2L0

Transaction Type

For Sale

Days On Market

130

Business Type

Arts and Entertainment

Zoning

C1

Subdivision

Structure Type

Central

Building Type Free-Standing

Year Built 1953

Mixed Use

Property Type Commercial

Lot Size (Acres)

Property Sub Type

Business

Legal Plan

Building Area (Sq. Ft.) 6440.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

0.41

598.29

18000

RN54

Heating

Roof Flat

Cooling Central Air

Forced Air, Natural Gas

Commercial Amenities

Kitchen, Laundry Facility, See Remarks

Access to Property

Back Alley Access, Direct Access

Inclusions

See Schedule "A"

Restrictions

Reports

None Known None

Welcome to the historic Stettler landmark, the Jewel Theatre. This beloved movie theatre has been a cornerstone of Central Alberta for 70 years. It boasts a 200-person auditorium, a beautiful, fully renovated (2021) lobby and concession area, and (of course) the iconic marquee that has been a symbol of the town for seven decades. The auditorium features a brand new, state-of-the-art-laser projector (purchased 2023), a 30ft Silver Screen, and a high-end surround sound for the ultimate movie experience. The auditorium is licensed through AGLC, has a new, modern fire alarm system and with a capacity of 203 seats, custom-built cinema tables and a 16ft "Party Table," it is perfect for birthday parties, conferences, live music events, meetings, private functions, movies (of course!) and much more. In addition to the auditorium, you will find an approved kitchen and renovated office spaces with staff washrooms and a washer/dryer. The interior and exterior updates completed by the owners over the last three years are too extensive to list but include many electrical upgrades, a handicap washroom, new plumbing with replacement of all sewer lines, new concession countertop, new commercial flooring, new paint inside and out, a new flat roof, and a brand new popcorn machine installed May 2023. The building sits in a prime location on the busiest pedestrian corner in Stettler, with high local traffic and visibility. Everything has been done with the longevity of the theatre in mind so just turn on the lights and your business is open. Reel Good Coffee bar and assets are also included in this price!

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