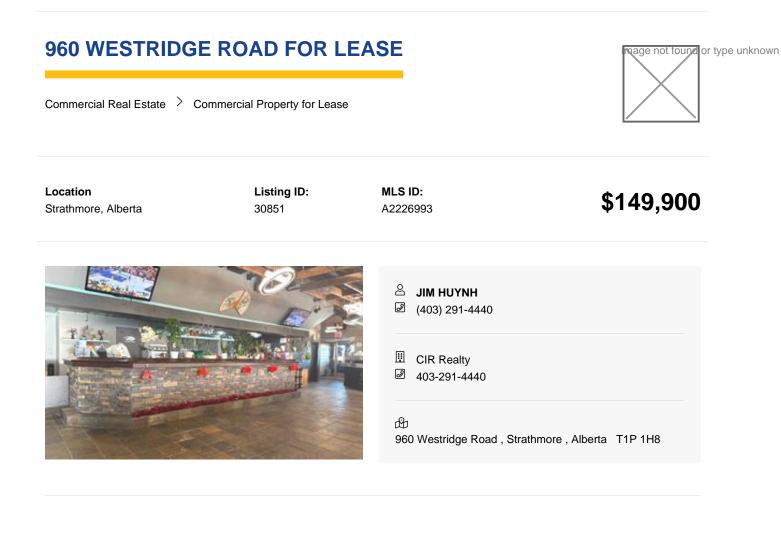


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1980

Property Sub Type Business

Inclusions See schedule A Days On Market

Subdivision Westmount\_Strathmore

Structure Type Mixed Use

Building Area (Sq. Ft.) 3000.00

Restrictions Landlord Approval,None Known Lease Amount 5250.00

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. M.) 278.71

Reports Chattel/Equipment,Formal Lease

Long-established restaurant business with high exposure on Highway #1 and plenty of parking. The kitchen serves the restaurant (104 seating plus Patio area seasonal allows up to 150 people) and the hotel lounge (very busy with 30 slot machines & pool tables tournament lounge). The restaurant's condition is very well-maintained, and the landlord is easy to work with, offering cheap rent for the restaurant's size. Only 25 minutes from Calgary. This is a perfect opportunity for a family to operate as it has great potential to grow the business to the next level.

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