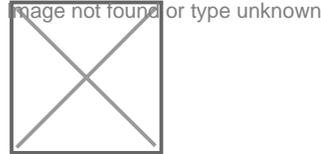


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## FOOD & BEVERAGE ,ICE CREAM/FROZEN YOGURT ,RESTAURANT FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Whitecourt, Alberta

**Listing ID:**  
31404

**MLS ID:**  
A2241199

**\$415,000**



 **PATRICK CAREW**  
 (780) 778-0053

 RE/MAX ADVANTAGE (WHITECOURT)  
 780-778-6678

 4752 50 Avenue , Whitecourt , Alberta T7S1B3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 196	<b>Business Name</b> KeniRae's Frozen Dreams Cafe
<b>Business Type</b> Food & Beverage ,Ice Cream/Frozen Yogurt ,Restaurant	<b>Zoning</b> C-1 CORE COMMERCIAL DOWNT	<b>Subdivision</b> NONE
<b>Building Type</b> Free-Standing,See Remarks	<b>Year Built</b> 1956	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 4760KS
<b>Building Area (Sq. Ft.)</b> 1176.00	<b>Building Area (Sq. M.)</b> 109.25	<b>Lot Size (Sq. Ft.)</b> 12396
<b>Lot Size (Acres)</b> 0.28	<b>Roof</b> Asphalt Shingle	<b>Heating</b> Forced Air,Natural Gas
<b>Lot Features</b> City Lot,Corner Lot	<b>Commercial Amenities</b> Cooler(s),Freezer(s),Kitchen,Laundry Facility,Outside Storage,See Remarks,Shower,Storage	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Paved Road,Public Transportation Nearby
<b>Inclusions</b> ALL APPLIANCES, ALL FURNITURE, ALL INVENTORY AND SUPPLIES	<b>Restrictions</b> None Known	<b>Reports</b> None

" LOCK ,STOCK AND BARREL - EVERYTHING STAYS !!". This commercial building with basement, double heated garage , business and everything to operate your business will be staying - only thing missing is the new owner/operator. Currently operating as KeniRae's Frozen Dreams Cafe, this visually creative eclectic diner offers a wide variety of food and drink options. Whether it be take out or in house dining, quick ice cream treats or sit down meals. This turnkey operation has flourished since its opening and offers a great opportunity to run your own business without high lease payments. All contents will be staying , including supplies and inventory. There are display coolers, soft ice cream machine, slushy machine ,hot display cooler, freezer display cooler, ice maker, commercial coolers, cold table, fridges, freezers, cappuccino machine, grill, air fryer, and the list goes on. Located downtown on 2 city lots, this vibrant cafe operates in a 1176 sq.ft. commercially zoned converted former residence with basement, and also has a 22'x24' heated detached garage , which is great for storage. Building, garage, 2 lots , business and inventory all included!!

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