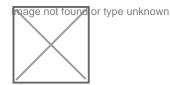


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

334B 2 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Strathmore, Alberta Listing ID: 32102

MLS ID: A2256569

\$249,900



- △ CYRIL LEWIS
- **(403)** 903-2219
- First Place Realty
- **403-547-8401**
- 334B 2 Street , Strathmore , Alberta T1P 1K3

Transaction Type

For Lease

Days On Market

83

Lease Amount

2400.00

Lease Frequency

Monthly

Subdivision

Downtown_Strathmore

Year Built 1976

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Retail

Building Area (Sq. Ft.)

3750.00

Building Area (Sq. M.)

348.38

Inclusions

AS PER SCHEDULE 'A; EQUIPMENT

LIST

RestrictionsReportsNone KnownLeases

Restaurant & Bar with Banquet Space – Prime Downtown Location in Strathmore Alberta An exceptional opportunity to own a well-established restaurant & bar, operating since 2018, with unbeatable value and flexibility. • Restaurant Size & Seating: o Spacious 3,200 sq. ft. restaurant & Banquet space o Indoor seating for 50 guests o Beautiful patio with 35 seats – perfect for enjoying summer sun & breeze • Banquet & Events Space: o Dedicated banquet hall for up to 150 persons o Ideal for hosting weddings, birthdays, anniversaries, graduations, and corporate events • Kitchen & Equipment: o Fully equipped commercial kitchen with a wide range of commercial-grade equipment included • Prime Location: o Strategically located in the heart of downtown, with excellent visibility and steady traffic • Lease: o Very economical lease at just \$2,400/month (rent + operating costs included) o A rare opportunity – you won't find a business of this size and price anywhere else in Alberta! • Flexibility: o Currently an East Indian Restaurant & Bar, but the new owner has the freedom to change the concept to suit their vision – whether it's Texas BBQ, Chinese, Korean, Japanese, Canadian, or any other cuisine. This is a turnkey business opportunity with huge potential for growth and expansion. Don't miss this chance to own a large restaurant & banquet facility in a prime downtown location at an unbeatable price!

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