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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
Restrictions None Known	Reports Leases	

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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