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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**  
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 First Place Realty  
 403-547-8401

 334B 2 Street , Strathmore , Alberta T1P 1K3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 21	<b>Lease Amount</b> 2400.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown_Strathmore	<b>Year Built</b> 1976
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 3750.00	<b>Building Area (Sq. M.)</b> 348.38	<b>Inclusions</b> AS PER SCHEDULE 'A'; EQUIPMENT LIST
<b>Restrictions</b> None Known	<b>Reports</b> 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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