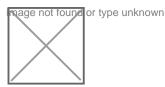


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCanmore, Alberta

Listing ID: 32337

MLS ID: A2257545

\$139,900



△ DONNA HOUSTON

(403) 688-0530

877-737-3236

633 Main Street , Canmore , Alberta T1W 2B1

Transaction Type

For Lease

Lease Amount

3220.00

Lease Term Remaining

39

Zoning TC

Year Built 1910

Property Sub Type

Business

Building Area (Sq. M.)

85.01

Construction Type

Wood Frame, Wood Siding

Lot Features

Back Lane, Level, Open Lot, Private, See

Remarks

Inclusions

See Schedule A for full list of inclusions

Title

Leasehold

Lease Frequency

Monthly

Lease Count

2

Subdivision

Town Centre_Canmore

Structure Type

Other

Legal Plan

1095F

Lot Size (Sq. Ft.)

6588

Roof

Asphalt Shingle

Commercial Amenities

Parking-Extra, See

Remarks, Storefront, Yard Lights

Restrictions

Landlord Approval

Days On Market

47

Lease Term

Other

Sub Lease

1

Building Type

Commercial Mix

Property Type

Commercial

Building Area (Sq. Ft.)

915.00

Lot Size (Acres)

0.15

Heating

Forced Air

Access to Property

Back Alley Access, Direct Access, On

Major Traffic Route

Reports

Chattel/Equipment, Formal Lease, Other

Documents

Food truck + yard venue on Main Street Canmore - this offering is for an assignment of leasehold interest and business assets which includes a 32-ft 2014 food truck trailer (converted 2017), yard improvements, and TWO existing sub-tenant agreements. The truck features an amazing, fully loaded commercial kitchen, complete with 10-ft hood, a flat-top grill with oven below, two large gas burners, a six-burner grated grill, two deep fryers with four baskets, plus ample refrigeration, prep, storage, and working space to support a variety of culinary delights and/or artists. Situated on a 6,587sf lot, the outdoor yard is tucked behind the original 915sf, 1910 cabin with both front street and shared washroom and backyard access. The yard is set for gathering, dining, and events with two commercial pergolas, a stage, and multiple seating areas. The yard offers a seasonal multi-pad layout for the food truck, one existing sea can sub-tenant (confirmed and wanting to stay), and an existing retail tenant in the original 1910 cabin. The cabin provides shared access for all tenants to the three new washrooms with access ramp, via the yard. The second sea can operating as a licensed bar (un-tenanted) could be included. Absolute net lease at \$3,220/mo; property taxes approx. \$1,000/mo. (less rent from two subtenants). Leasehold to Dec 31, 2028; assignment subject to landlord approval. Price may be subject to GST.

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