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FOOD & BEVERAGE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Canmore, Alberta



Listing ID:
32337


MLS ID:
A2257545

\$150,000



 **DONNA HOUSTON**
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 633 Main Street , Canmore , Alberta T1W 2B1

Transaction Type For Lease	Title Leasehold	Days On Market 1
Lease Amount 3220.00	Lease Frequency Monthly	Lease Term Other
Lease Term Remaining 39	Lease Count 2	Sub Lease 1
Zoning TC	Subdivision Town Centre_Canmore	Building Type Commercial Mix
Year Built 1910	Structure Type Other	Property Type Commercial
Property Sub Type Business	Legal Plan 1095F	Building Area (Sq. Ft.) 915.00
Building Area (Sq. M.) 85.01	Lot Size (Sq. Ft.) 6588	Lot Size (Acres) 0.15
Construction Type Wood Frame,Wood Siding	Roof Asphalt Shingle	Heating Forced Air
Lot Features Back Lane,Level,Open Lot,Private,See Remarks	Commercial Amenities Parking-Extra,See Remarks,Storefront,Yard Lights	Access to Property Back Alley Access,Direct Access,On Major Traffic Route
Inclusions See Schedule A for full list of inclusions	Restrictions Landlord Approval	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 sub-tenant agreement(s). The truck features an amazing, fully loaded commercial kitchen, complete with 8-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 back alley access; 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 (un-tenanted) second sea can operating as a licensed bar could be included. The original 1910 cabin is currently zoned for Retail use under the Town Centre land use zoning and provides three new washrooms with access ramp, and yard access. Absolute net lease at \$3,220/mo; property taxes approx. \$1,000/mo. Leasehold to Dec 31, 2028; assignment subject to landlord approval.

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