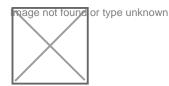


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **FOOD & BEVERAGE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Canmore, Alberta

Listing ID: 32337

MLS ID: A2257545

\$150,000



**△** DONNA HOUSTON

**2** (877) 737-3236

**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** 

1

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 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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