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## BAR/TAVERN/LOUNGE, FOOD & BEVERAGE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Okotoks, Alberta

**Listing ID:**  
32746

**MLS ID:**  
A2268794

**\$499,990**



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 1013, 200 Southridge Drive , Okotoks , Alberta T1S 0N8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 187	<b>Lease Amount</b> 25.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> GC	<b>Subdivision</b> NONE
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2020	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 0513261
<b>Building Area (Sq. Ft.)</b> 4273.00	<b>Building Area (Sq. M.)</b> 396.97	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Beaver Brewing! Asset sale, perfect for on-site owners to increase sales, add product lines or can their own beer. Exceptional opportunity to own a fully renovated, turn-key brewery and tavern located in the heart of Okotoks. This free-standing building features a welcoming taproom, upgraded kitchen and bar, and an inviting outdoor patio—perfect for both locals and visitors alike. Recently completed renovations include interior upgrades, mechanical systems, finishes, washrooms, and patio improvements. The result is a modern, stylish space ready for immediate operation—ideal for an owner/operator or hospitality investor. Prime central Okotoks location surrounded by established retail, restaurants, and residential neighbourhoods. Turn-key business with loyal clientele and strong community reputation. Excellent opportunity to expand events, food service, and retail distribution. This is a rare opportunity to acquire a complete brewery and restaurant operation with lease option. All the hard work has been done—step in and continue building on its success. Financials, equipment list, and lease/building details available to qualified buyers upon execution of a confidentiality agreement.

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