

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.

## 105, 11735 105 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
33182


**MLS ID:**  
A2274416

**\$199,900**



 **JASON SCOTT**  
 (780) 876-7653

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 105, 11735 105 Street , Grande Prairie , Alberta T8V 8L1

**Transaction Type**

For Sale

**Days On Market**

67

**Zoning**

CA

**Subdivision**

Royal Oaks

**Year Built**

2007

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

1620746

**Building Area (Sq. Ft.)**

2061.00

**Building Area (Sq. M.)**

191.47

**Lot Size (Sq. Ft.)**

6043

**Lot Size (Acres)**

0.14

**Inclusions**

N/A

**Restrictions**

Landlord Approval

**Reports**

None

Prime Turn-Key Restaurant Space for Sale! Seize this rare opportunity to own a fully equipped, recently renovated restaurant in a prime, high-visibility location. This space is completely ready for business, featuring new flooring, fresh paint, updated counters, and a welcoming layout designed for efficient operations. The large kitchen comes fully outfitted with a walk-in freezer, walk-in cooler, commercial exhaust hood, tandoor (clay oven), 2-burner stove for bulk cooking, flat top and griller, 6-burner stove, 2 deep fryers, 2 pull-out prep fridges, 2 standing prep coolers, 3 prep benches, a dishwasher, bar cooler, and ice maker. The dining room is furnished with tables and chairs, offering a comfortable setting for guests. If you wish to continue the current restaurant concept, the existing signboard, menu, and training can be included, along with the added value of a liquor license. Sub-lease until 2029, base rent is \$17/sq ft + \$7.50 sq ft Op cost. Don't miss this exceptional opportunity to step into a fully operational space and make it your own.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.