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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**
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 Sutton Group Grande Prairie Professionals
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 105, 11735 105 Street , Grande Prairie , Alberta T8V 8L1

| | | |
|--------------------------------|-------------------------------|---------------------------|
| Transaction Type | Days On Market | Zoning |
| For Sale | 67 | CA |
| Subdivision | Year Built | Structure Type |
| Royal Oaks | 2007 | Retail |
| Property Type | Property Sub Type | Legal Plan |
| Commercial | Business | 1620746 |
| Building Area (Sq. Ft.) | Building Area (Sq. M.) | Lot Size (Sq. Ft.) |
| 2061.00 | 191.47 | 6043 |
| Lot Size (Acres) | Inclusions | Restrictions |
| 0.14 | N/A | 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.

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