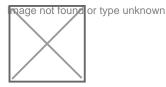


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** 780-532-7701

r<u>M</u>1

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

**Transaction Type** 

For Sale

**Days On Market** 

CA

Subdivision

Royal Oaks

Year Built

**Business** 

191.47

Structure Type

2007

Retail

Zoning

**Property Type** 

Commercial

**Property Sub Type** 

1620746

Legal Plan

Building Area (Sq. Ft.)

2061.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.) 6043

Lot Size (Acres)

0.14

Inclusions

Restrictions

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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