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RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Sylvan Lake, Alberta



Listing ID:
33703

MLS ID:
A2280989

\$250,000



 **SAM KIM**
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 CIR Realty
 403-247-7770

 Sylvan Lake , Alberta

Transaction Type For Lease	Days On Market 24	Lease Amount 3690.00
Lease Frequency Monthly	Building Type Commercial Mix,Low Rise (2-4 stories),Mixed Use,Retail	Year Built 2015
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 2009.00	Building Area (Sq. M.) 186.64	Inclusions N/A
Restrictions None Known	Reports None	

Exceptional opportunity to acquire a well-established and high-performing business with annual sales exceeding \$470,000. This turnkey operation offers outstanding value for an owner-operator or investor seeking immediate cash flow. The business occupies a 2,009 sq. ft. space with very attractive total monthly rent of only \$3,691, including waste removal (utilities extra). A secure lease is in place until April 2028, with an additional 5-year renewal option, ensuring long-term operational stability. Open 6 days a week, operating from 11:00 AM to 8:00 PM, the business is efficiently run with a reliable part-time staff structure, allowing for flexible scheduling and manageable payroll. Strong existing sales, established customer base, and streamlined operations make this a rare opportunity at this price point. Ideal for an owner-operator looking to maximize profitability or an investor seeking a proven business with room to further grow revenues. Opportunities like this—with solid numbers, reasonable rent, and long lease security—are rarely available.

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