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## RESTAURANT FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Spruce View, Alberta


**Listing ID:**  
35023


**MLS ID:**  
A2303644

**\$125,000**



 **JANET SCOTT**  
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 Maxwell Real Estate Solutions Ltd.  
 403-346-7755

 1916 10 Avenue , Spruce View , Alberta T0M 1V0

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 3200.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> CTC
<b>Subdivision</b> NONE	<b>Year Built</b> 1996	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 3999KS
<b>Building Area (Sq. Ft.)</b> 2580.00	<b>Building Area (Sq. M.)</b> 239.69	<b>Lot Size (Sq. Ft.)</b> 12632
<b>Lot Size (Acres)</b> 0.29	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Natural Gas	<b>Commercial Amenities</b> Cooler(s),Exhaust Fan(s),Freezer(s),Kitchen,Parking- Extra,Paved Yard,Storage
<b>Inclusions</b> Restaurant equipment list.	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Call Lister

A rare opportunity to lease a fully equipped and operational restaurant building in Central Alberta — with the established Tivoli Garden Cafe. This is not just a building lease — it is a complete, ready-to-operate restaurant from possession day. Benefit from 20 years of built goodwill, loyal customer base, outdoor patio, fully functioning commercial kitchen. Indoor seating for 65 an patio seating for 14. High visibility location for steady business and an established customer base built over two decades of ownership. The 12,623 sq. ft. property with large paved parking lot, was built in 1996 and maintained in excellent condition. This is a turnkey commercial space purpose-built and fully outfitted , no build-out costs, no equipment purchases, no lengthy setup. Walk in and start serving.

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