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FOOD & BEVERAGE ,RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Camrose, Alberta



Listing ID:
24472

MLS ID:
A2112310

\$450,000



 **LISA ROHR**
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 RE/MAX Real Estate (Edmonton) Ltd.
 780-672-7474

 5017 50 Street , Camrose , Alberta T4V 1R3

Transaction Type

For Sale

Days On Market

65

Business Type

Food & Beverage ,Retail

Zoning

C1

Subdivision

Downtown Camrose

Building Type

Commercial Mix

Year Built

1921

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

RN28

Building Area (Sq. Ft.)

2800.00

Building Area (Sq. M.)

260.13

Lot Size (Sq. Ft.)

2999

Lot Size (Acres)

0.07

Roof

Membrane

Inclusions

See Schedule A - Fixed Asset Listing

Restrictions

None Known

Reports

Financial Statements

Welcome to the Fox & Fable Book & Game Café—an incredible turnkey opportunity encompassing both the business and building for sale! At Fox & Fable, the worlds of entertainment and literature are brought together in a seamlessly integrated experience. Immerse yourself in a distinctive fusion of gaming thrills and literary delights within the carefully curated café. Designed as a sanctuary for gamers, book enthusiasts, and anyone seeking a welcoming space to unwind, Fox & Fable stands as a beacon of community in the heart of Camrose's bustling downtown. Renowned for being a premier meeting spot, Fox & Fable caters to all, offering the perfect venue for intimate gatherings or larger events. Inside, the café boasts comfortable seating for over 60 guests, while outside, a fully licensed patio awaits those seeking to enjoy the warmth of sunnier days. Indulge in their delightful selection of coffee, tea, and treats, or savour local brews in the fully licensed restaurant. The extensively renovated building spans over 5000 square feet of developed space, providing an inviting atmosphere for both retail and restaurant experiences. The Fox & Fable experience extends beyond the physical space, as the business comes complete with a comprehensive website featuring an online store. Not to be overlooked, is the stellar reputation as the go-to destination for live entertainment, captivating art shows, enriching classes, engaging game and trivia nights, and a reliable source for purchasing both new and used games and books. This venture is ideal for an owner-operator, presenting endless opportunities to build upon the existing successful business model while infusing fresh, innovative ideas. Don't miss out on becoming a part of the Fox & Fable legacy—a place where stories come to life and adventures unfold in the company of like-minded individuals.

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