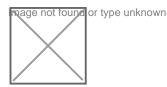


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FOOD & BEVERAGE, RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCamrose, Alberta

Listing ID: 24472

MLS ID: A2112310

\$450,000



- [△] LISA ROHR
- **2** (780) 781-6859
- RE/MAX Real Estate (Edmonton) Ltd.
- **2** 780-672-7474
- 5017 50 Street , Camrose , Alberta T4V 1R3

Transaction Type

For Sale

Zoning

C1

Year Built

1921

Property Sub Type

Mixed Use

Building Area (Sq. M.)

260.13

Roof Membrane

Reports

Financial Statements

Days On Market

65

Subdivision

Downtown Camrose

Structure Type Mixed Use

Legal Plan RN28

Lot Size (Sq. Ft.) 2999

Inclusions
See Schedule A - Fixed Asset Listing

Business Type

Food & Beverage ,Retail

Building Type

Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

2800.00

Lot Size (Acres)

0.07

Restrictions
None Known

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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