



## 334 2 Street Strathmore Alberta

\$249,900

Restaurant & Bar with Banquet Space - Prime Downtown Location in Strathmore Alberta An exceptional opportunity to own a well-established restaurant & bar, operating since 2018, with unbeatable value and flexibility.

- o Restaurant Size & Seating: o Spacious 3,200 sq. ft. restaurant & Banquet space
- o Indoor seating for 50 guests
- o Beautiful patio with 35 seats - perfect for enjoying summer sun & breeze
- o Banquet & Events Space: o Dedicated banquet hall for up to 150 persons
- o Ideal for hosting weddings, birthdays, anniversaries, graduations, and corporate events
- o Kitchen & Equipment: o Fully equipped commercial kitchen with a wide range of commercial-grade equipment included
- o Prime Location: o Strategically located in the heart of downtown, with excellent visibility and steady traffic
- o Lease: o Very economical lease at just \$2,400/month (rent + operating costs included)
- o A rare opportunity - you won't find a business of this size and price anywhere else in Alberta!
- o Flexibility: o Currently an East Indian Restaurant & Bar, but the new owner has the freedom to change the concept to suit their vision - whether it's Texas BBQ, Chinese, Korean, Japanese, Canadian, or any other cuisine.

This is a turnkey business opportunity with huge potential for growth and expansion. Don't miss this chance to own a large restaurant & banquet facility in a prime downtown location at an unbeatable price! (id:6769)

Listing Presented By:



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First Place Realty

<https://firstplacerealty.ca/>

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