



## 4820 49 Avenue Redwater AB

\$795,000

Attention Investors!!!! Building ONLY... But Fantastic Return on Investment!! The building has been functioning as a bar/ grill for 25+ years!!! Own a beautiful building in the growing town of Redwater. The building has amazing curb appeal and the perfect location for any business! The location has ample parking and is easy access from any direction you are heading. The building is in great shape and has many upgrades over the years; walk in cooler & walk in freezer 2007, 400 amp service, canopies to the exterior, and a kitchen renovation to make it more functional. The current business has been in business for over 17 years and has a lease until March 20, 2027.

Listing Presented By:



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