



## 5715 51 Street , Grimshaw, Alberta - \$750,000



Main Photo

### Property Description

Land, building and business all for sale in one complete package - lock stock and barrel as they say - it is all here for you to take over and have a clientele from day one!!! Great seating capacity (100+) with the new enclosed patio in place , set up with all the permits for liquor license from AGLC plus potential to apply for VLT's if desired, a drive through with order area and pick up windows - a must have in the current market for the added benefit of take out orders, paved parking lots with abundance of space for vehicles. There has been numerous updates to flooring, windows, doors, bar, patio with in floor heating. With the location on highway 2 frontage you have a constant flow of traffic by your door - anyone going north or south plus the people in the town will see your sign and the excellent exposure!! As well the vendor is flexible to sell - if you buy the business they will look at renting the building to a entrepreneur that wants to be in the restaurant/lounge business but may not have the ability to finance. Call today!!

### REALTOR Referral



P:



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Town and Country Realty*



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