



## 334B 2 Street , Strathmore, Alberta - \$249,900



Main Photo

### Property Description

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.

- 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
- Banquet & Events Space:



- o Dedicated banquet hall for up to 150 persons
  - o Ideal for hosting weddings, birthdays, anniversaries, graduations, and corporate events
  - Kitchen & Equipment:
    - o Fully equipped commercial kitchen with a wide range of commercial-grade equipment included
  - Prime Location:
    - o Strategically located in the heart of downtown, with excellent visibility and steady traffic
  - 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!
  - 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!

## REALTOR Referral

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*Courtesy Of: First Place Realty*

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Photos  
Coming  
Soon



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