



**GRASSROOTS**  
REALTY GROUP

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135 Young Road  
Brooks, Alberta

MLS # A2214615



**\$120,000**

**Division:** Sunnylea

**Type:** Business

**Bus. Type:** Restaurant

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Wasana Restaurant

**Size:** 1,747 sq.ft.

**Zoning:** C-N

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** List will be provided

WASANA! The name speaks for itself. These owners have built a reputable name over the past 14 years. Now it is time to retire and hand the reins down to some lucky new owner. The list price includes the business and equipment. The lease can be assumed or negotiated. The location is fantastic, tons of traffic and parking is never a problem. All the equipment is new or newer and in excellent condition. There are 2 public washroom, large L shaped kitchen, and seating capacity for 59 customers. Owner is happy to provide fiscal years of business costs to those holding serious interest.