



**GRASSROOTS**  
REALTY GROUP

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9925 100 Street  
Sexsmith, Alberta

MLS # A2262704



**\$720,000**

**Division:** NONE  
**Type:** Business  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Sale  
**Bldg. Name:** JD's Restaurant  
**Bus. Name:** -  
**Size:** 4,000 sq.ft.  
**Zoning:** C-1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.14 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	shed out back		

Turn-Key Restaurant Opportunity on Historic Main Street, Sexsmith This exceptional 4,000 sq. ft. commercial property, built in 2011, offers an incredible opportunity in the heart of downtown Sexsmith. Perfectly situated on the town's historic main street, this modern yet charming building currently operates as a highly successful restaurant and is fully equipped for immediate use. Inside, you'll find large, inviting dining areas with seating licensed for up to 126 patrons — ideal for casual dining, events, or expanding into new concepts. The space features top-quality commercial kitchen equipment, including everything required to start operations from day one. Ample storage space, a walk-in cooler, and a walk-in freezer provide exceptional functionality for any food service business. The property's downtown location provides excellent visibility and steady foot traffic, surrounded by other thriving local businesses. Whether you're looking for a turn-key operation, an investment with a strong tenant in place, or a space for your own culinary venture, this property delivers outstanding potential. Currently leased to a successful restaurant, with possession negotiable or the option for the tenant to remain, this is a rare opportunity to own a premium commercial asset in one of the region's most charming and active small-town settings.