



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**105, 11735 105 Street
Grande Prairie, Alberta**

MLS # A2274416



\$199,900

Division: Royal Oaks

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,061 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Turn-Key Restaurant Space for Sale! Seize this rare opportunity to own a fully equipped, recently renovated restaurant in a prime, high-visibility location. This space is completely ready for business, featuring new flooring, fresh paint, updated counters, and a welcoming layout designed for efficient operations. The large kitchen comes fully outfitted with a walk-in freezer, walk-in cooler, commercial exhaust hood, tandoor (clay oven), 2-burner stove for bulk cooking, flat top and griller, 6-burner stove, 2 deep fryers, 2 pull-out prep fridges, 2 standing prep coolers, 3 prep benches, a dishwasher, bar cooler, and ice maker. The dining room is furnished with tables and chairs, offering a comfortable setting for guests. If you wish to continue the current restaurant concept, the existing signboard, menu, and training can be included, along with the added value of a liquor license. Sub-lease until 2029, base rent is \$17/sq ft + \$7.50 sq ft Op cost. Don't miss this exceptional opportunity to step into a fully operational space and make it your own.