



GRASSROOTS
REALTY GROUP

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**5015 50 Avenue
Whitecourt, Alberta**

MLS # A2280576

\$3,250,000



Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,300 sq.ft.

Zoning: C1

Heating: Boiler, Fan Coil, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Equipment list to be provided. Chairs, tables, 3 dishwashers, etc.

Recently completed Pub and Brewery development. This is a turnkey business that is next-level with a vibrant and unique atmosphere. It caters to all ages, group venues, and organized events. Only 5 months old, the growth is consistent as its marketplace is expanding. It is rapidly becoming the most popular venue in town. The brewery is complete and ready to put into production, planned for May, when the outdoor beer garden and activities start. Located in a former auto center, hence the name and theme that has to be seen to be believed. A community-based cornerstone with a lot of current and planned events. Must be seen to be believed. Fully staffed with a licensed brewmaster, experienced operations manager, and exceptional Chef and kitchen staff. With self-contained parking and perimeter fencing on three sides. Multiple recent upgrades. Property with self-contained paved front parking, and more on the side. The lot is fenced at the rear; there is access at the back for more parking and access for deliveries. Heated with in-floor heat, and rooftop furnaces and air conditioners for large capacity usage. A premium building and good investment potential in this business.