



GRASSROOTS
REALTY GROUP

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

**4817 51 Street
Rimbey, Alberta**

MLS # A2280914



\$139,900

Division: NONE
Type: Business
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,153 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Ask for Schedule A		

Incredible opportunity to own a well-established and beautifully upgraded corner bistro in the heart of downtown Rimbey. This high-visibility location offers strong walk-in traffic, excellent exposure, and a bright, modern interior that is fully turnkey. The business operates from approximately 2,153 sq.ft. in an expanded space with an efficient layout, large front service area, prep space, and storage. Features & Highlights: • Prime downtown corner location • 2,153 sq.ft. of usable space • Homemade cinnamon buns made from scratch • Homemade breads & soups • Sit-down, takeout & grab-and-go options • Professional espresso station • Large refrigerated display case • Commercial fridge & prep area • Menu boards & POS counter • Building has Air conditioning • Building has a New furnace & overhead heater • Building has a newer Water heater approx. 2 years old. The seller is willing to provide training and transition support for a new owner. Business is for sale — building is leased. Quick possession available. Additional business information, lease terms, and inventory list available upon execution of a Confidentiality Agreement.