



GRASSROOTS
REALTY GROUP

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MLS # A2280989

Sylvan Lake, Alberta



\$250,000

Division: Sylvan Lake

Type: Retail

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,009 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional opportunity to acquire a well-established and high-performing business with annual sales exceeding \$470,000. This turnkey operation offers outstanding value for an owner-operator or investor seeking immediate cash flow. The business occupies a 2,009 sq. ft. space with very attractive total monthly rent of only \$3,691, including waste removal (utilities extra). A secure lease is in place until April 2028, with an additional 5-year renewal option, ensuring long-term operational stability. Open 6 days a week, operating from 11:00 AM to 8:00 PM, the business is efficiently run with a reliable part-time staff structure, allowing for flexible scheduling and manageable payroll. Strong existing sales, established customer base, and streamlined operations make this a rare opportunity at this price point. Ideal for an owner-operator looking to maximize profitability or an investor seeking a proven business with room to further grow revenues. Opportunities like this—with solid numbers, reasonable rent, and long lease security—are rarely available.