



**105, 245 Canal Avenue
Strathmore, Alberta**

MLS # A2292532



\$420,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,607 sq.ft.
Zoning:	C HWY

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.12 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Prime commercial location just off Highway #1. This 2,000 sq ft main floor plus 600 sq ft mezzanine commercial condo is currently set up as an arcade entertainment venue with licensed alcohol service and concession/bar area. The space includes two washrooms, air conditioning, on-demand hot water, extensive electrical outlets, high-end stereo system, security system with 8 cameras, and double rear doors for easy equipment loading. Arcade machines, pool tables, commercial dishwasher, and additional equipment available for purchase up to \$100,000. Seller willing to sell equipment package in full or in part. Full equipment schedule available upon request. Ample paved parking, affordable condo fees, and steady customer traffic from surrounding businesses. Continue operating as an arcade bar, entertainment lounge, or redevelop the concept. Property also available for lease.