



**GRASSROOTS**  
REALTY GROUP

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

3415 50 Avenue  
Lloydminster, Saskatchewan

MLS # A2181056



**\$175,000**

**Division:** Aurora  
**Type:** Business  
**Bus. Type:** Restaurant  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,400 sq.ft.  
**Zoning:** C2

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

Nestled along the bustling Highway 17, this well-established restaurant exudes a charm that is as inviting as it is enduring. Modernity and tradition blend seamlessly within its walls, where every corner holds a story waiting to be savoured. The sale of the business includes modern equipment and tasteful furnishings that add an air of sophistication. With seating for over 50 patrons, this culinary haven promises not just a meal but an experience. While previously operating solely as a take-out service, the restaurant now stands poised for full-service glory, ready to welcome guests into its warm embrace. An attractive lease ensures stability and ease, making this opportunity one not to be missed. Quick possession is available.