



GRASSROOTS
REALTY GROUP

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**414 Carmichael Lane
Hinton, Alberta**

MLS # A2186110



\$1,900,000

Division: Mountain View

Type: Business

Bus. Type: Pizza, Restaurant

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: C-HWY

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All Items used in the operation of the business

High exposure, fully licensed, 4000 Sqft restaurant for Sale in Hinton. L&W, a cornerstone of the Hinton Community, is located directly off of Highway 16, this restaurant is the first business in the Westbound Lane of the Mountainview District. Specializing in a diverse menu featuring delicious pizza, Greek and Italian dishes L&W has a stellar reputation amongst locals and tourists alike. ****Key Features:**** - ****Size:**** 4000 sq ft fully licensed space - ****Visibility:**** Exceptional exposure along busy Highway 16 - ****Community Favorite:**** A beloved dining destination with a loyal customer base - ****Included Property:**** Sale includes title to a paved parking lot located to the east of the restaurant - ****Expansion Potential:**** Sellers are open to various long-term leasing options, including the two adjacent lots to the west. This is a rare opportunity to acquire a well-established restaurant in a strategic location, perfect for both seasoned restaurateurs and aspiring entrepreneurs. Don't miss your chance to own a piece of Hinton's culinary landscape!