



**GRASSROOTS**  
REALTY GROUP

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**1119 2 Street W  
Brooks, Alberta**

**MLS # A2186868**



**\$199,950**

**Division:** Downtown

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,530 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Equipment, Trade name, Franchise, Leasehold Improvements, License, Lease, and Goodwill

An incredible opportunity awaits with this established Ricky's Restaurant in the thriving community of Brooks, Alberta. Opened in 2022 and extensively renovated to an immaculate standard, this 4,530 sq. ft. restaurant is perfectly positioned to serve both locals and travelers. Conveniently connected to the lobby of the Motel 6, it offers seamless access and additional benefits such as room service throughout the motel, enhancing guest convenience and driving consistent business. The restaurant boasts a seating capacity of 192 and enjoys a diverse customer mix, with 70% being loyal locals and 30% travelers. Its lounge features three VLTs, which provide a steady cash flow and an appealing entertainment option. Operating daily from 7 a.m. to 9 p.m., the business captures a steady stream of traffic throughout the day. A new lease will be negotiated alongside the offer to purchase, ensuring flexibility for potential buyers. Whether you are considering a share or asset sale, this turnkey operation combines a trusted brand, an unbeatable location, and a strong customer base. This is your chance to own a thriving restaurant in an excellent location. Don't miss this exceptional investment opportunity!