



**GRASSROOTS**  
REALTY GROUP

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5011 50 Street  
Innisfail, Alberta

MLS # A2207271

**\$668,800**

Division: NONE  
Type: Mixed Use  
Bus. Type: Restaurant  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 3,380 sq.ft.  
Zoning: CB

Heating: -  
Floors: -  
Roof: Asphalt Shingle  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 0.06 Acre  
Lot Feat: -

Discover a versatile, free-standing restaurant property(2,200sf+- main floor & 1,180sf+- second floor) in Innisfail, Alberta. Seize the opportunity to own a prime restaurant space in the heart of Innisfail! This meticulously maintained building comes with a fully equipped commercial kitchen, offering the ideal foundation to relaunch your restaurant or convert it into any dining concept you envision. Durability: A new roof installed 8 years ago ensures long-term reliability. Ready-to-Use Kitchen: The commercial kitchen is fully equipped and poised to bring your business ideas to life. Spacious Layout: The second floor features 6 rooms, including 5 bright bedrooms with windows and 1.5 bathrooms, perfect for use as living quarters or to generate rental income. Efficient Heating: Independent furnaces on each floor provide separate temperature control. This property is a prime investment opportunity for entrepreneurs looking to launch a new venture or expand their portfolio.