



**341 9 Street E
Brooks, Alberta**

MLS # A2208153



\$900,000

Division:	Eastbrook
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	ACE'S LOUNGE AND GRILL
Size:	6,850 sq.ft.
Zoning:	C-2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: All Equipment and Furnishings used in Restaurant and Pub Business, all business assets included in sale

This property includes a lounge and pub area with 11 VLT's The VLT traffic generates additional sales for the lounge. Large restaurant space with seating of over 70 plus a small banquet room. The second level has a self contained 960 sq.ft. owners suite. Total size of the restaurant and pub area is 5890 sq.ft, including a full kitchen. Menu can easily be changed and updated. Great location close to multi-family and residential areas. The liquor store with property next door is also available for \$550,000 see MLS# A2115275