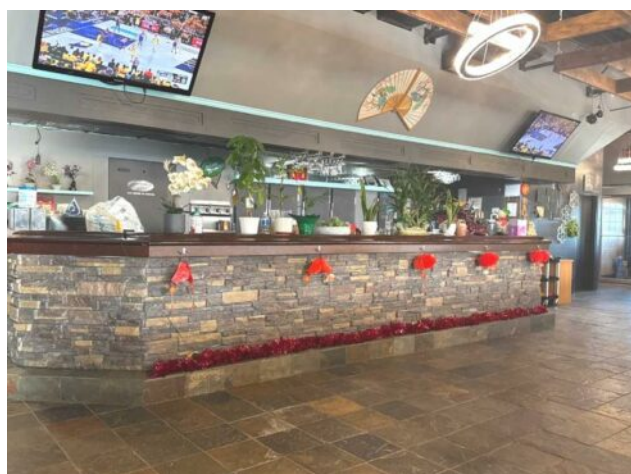


960 Westridge Road
Strathmore, Alberta

MLS # A2226993



\$149,900

Division: Westmount_Strathmore

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See schedule A

Long-established restaurant business with high exposure on Highway #1 and plenty of parking. The kitchen serves the restaurant (104 seating plus Patio area seasonal allows up to 150 people) and the hotel lounge (very busy with 30 slot machines & pool tables tournament lounge). The restaurant's condition is very well-maintained, and the landlord is easy to work with, offering cheap rent for the restaurant's size. Only 25 minutes from Calgary. This is a perfect opportunity for a family to operate as it has great potential to grow the business to the next level.