

4752 50 Avenue
Whitecourt, Alberta

MLS # A2241199



\$415,000

Division:	NONE
Type:	Business
Bus. Type:	Food & Beverage ,Ice Cream/Frozen Yogurt ,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	KeniRae's Frozen Dreams Cafe
Size:	1,176 sq.ft.
Zoning:	C-1 CORE COMMERCIAL DOWNTOWN
Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt Shingle
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	ALL APPLIANCES, ALL FURNITURE, ALL INVENTORY AND SUPPLIES
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.28 Acre
Lot Feat:	City Lot, Corner Lot

" LOCK ,STOCK AND BARREL - EVERYTHING STAYS !!". This commercial building with basement, double heated garage , business and everything to operate your business will be staying - only thing missing is the new owner/operator. Currently operating as KeniRae's Frozen Dreams Cafe, this visually creative eclectic diner offers a wide variety of food and drink options. Whether it be take out or in house dining, quick ice cream treats or sit down meals. This turnkey operation has flourished since its opening and offers a great opportunity to run your own business without high lease payments. All contents will be staying , including supplies and inventory. There are display coolers, soft ice cream machine, slushy machine ,hot display cooler, freezer display cooler, ice maker, commercial coolers, cold table, fridges, freezers, cappuccino machine, grill, air fryer, and the list goes on. Located downtown on 2 city lots, this vibrant cafe operates in a 1176 sq.ft. commercially zoned converted former residence with basement, and also has a 22'x24' heated detached garage , which is great for storage. Building, garage, 2 lots , business and inventory all included!!