

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 DOWNT

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.28 Acre

Sewer: -

Lot Feat: City Lot, Corner Lot

Inclusions: ALL APPLIANCES, ALL FURNITURE, ALL INVENTORY AND SUPPLIES

"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!!