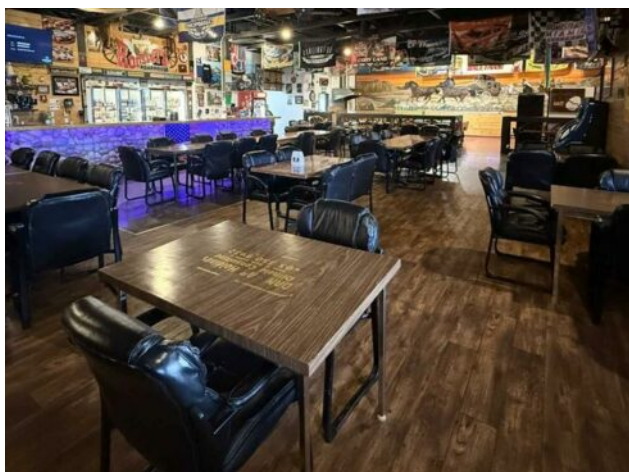


MLS # A2249535

Clive, Alberta

# \$799,000



Division:	Clive
Type:	Mixed Use
Bus. Type:	Bar/Tavern/Lounge, Food & Beverage, Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	16,096 sq.ft.
Zoning:	Comm
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

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

Excellent opportunity to acquire a well-established licensed tavern and property with a proven track record as a community gathering place. This turnkey operation combines food, beverage, VLT, and entertainment revenues with a loyal local and regional customer base. Highlights: VLTs generating consistent additional income. Popular for live entertainment, special events, and community functions. Extensive restaurant, bar & entertainment equipment package (valued over \$200,000) including: • Kitchen: commercial stove, fryers, BBQ system, fridges/freezers, glass washer, dishwasher, sterilizer • Bar: beer cooler & condenser, shooter bar, smallwares. • Dining: 30 tables, 100 chairs, 20 stools, patio furniture. • AV/Entertainment: TVs, stereo & PA system, security cameras. Strong reputation, welcoming atmosphere, and multiple revenue streams make this an outstanding investment. Inventory extra at cost.