

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

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**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.