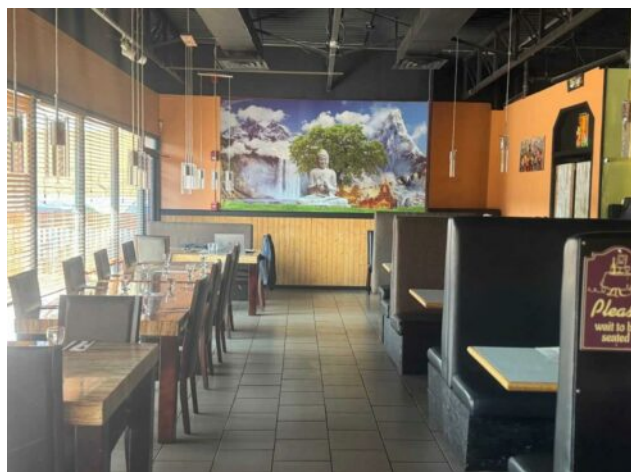


334B 2 Street  
Strathmore, Alberta

MLS # A2256569



## \$249,900

Division: Downtown\_Strathmore

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,750 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: AS PER SCHEDULE 'A'; EQUIPMENT LIST

Restaurant & Bar with Banquet Space & Prime Downtown Location in Strathmore Alberta An exceptional opportunity to own a well-established restaurant & bar, operating since 2018, with unbeatable value and flexibility. • Restaurant Size & Seating: o Spacious 3,200 sq. ft. restaurant & Banquet space o Indoor seating for 50 guests o Beautiful patio with 35 seats & perfect for enjoying summer sun & breeze • Banquet & Events Space: o Dedicated banquet hall for up to 150 persons o Ideal for hosting weddings, birthdays, anniversaries, graduations, and corporate events • Kitchen & Equipment: o Fully equipped commercial kitchen with a wide range of commercial-grade equipment included • Prime Location: o Strategically located in the heart of downtown, with excellent visibility and steady traffic • Lease: o Very economical lease at just \$2,400/month (rent + operating costs included) o A rare opportunity & you won't find a business of this size and price anywhere else in Alberta! • Flexibility: o Currently an East Indian Restaurant & Bar, but the new owner has the freedom to change the concept to suit their vision & whether it's Texas BBQ, Chinese, Korean, Japanese, Canadian, or any other cuisine. This is a turnkey business opportunity with huge potential for growth and expansion. Don't miss this chance to own a large restaurant & banquet facility in a prime downtown location at an unbeatable price!