

MLS # A2274956

Edmonton, Alberta

\$175,000



Division: Edmonton

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All equipment included.

Excellent turnkey opportunity to own a well-established Sports Bar & Grill in southeast Edmonton. This inviting ±1,600 SF space is ideally situated within a busy commercial area surrounded by mature residential neighborhoods, steady traffic flow, and strong local customer demand, with the lease attractively priced at \$6,700 with an option to renew. The interior features a welcoming bar area, spacious seating throughout, a dedicated pool table, and multiple TVs perfectly positioned for sports viewing, creating an energetic and comfortable atmosphere for guests. The business is also equipped with 3 VLTs, offering an additional revenue stream. With its accessible location, loyal clientele, and attractive layout, this is an exceptional opportunity for an operator looking to step into a fully functioning and highly visible hospitality space.