

MLS # A2280989

## Sylvan Lake, Alberta



**\$250,000**

**Division:** Sylvan Lake

**Type:** Mixed Use

**Bus. Type:** Restaurant

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,009 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptional opportunity to acquire a well-established and high-performing business with annual sales exceeding \$470,000. This turnkey operation offers outstanding value for an owner-operator or investor seeking immediate cash flow. The business occupies a 2,009 sq. ft. space with very attractive total monthly rent of only \$3,691, including waste removal (utilities extra). A secure lease is in place until April 2028, with an additional 5-year renewal option, ensuring long-term operational stability. Open 6 days a week, operating from 11:00 AM to 8:00 PM, the business is efficiently run with a reliable part-time staff structure, allowing for flexible scheduling and manageable payroll. Strong existing sales, established customer base, and streamlined operations make this a rare opportunity at this price point. Ideal for an owner-operator looking to maximize profitability or an investor seeking a proven business with room to further grow revenues. Opportunities like this—with solid numbers, reasonable rent, and long lease security—are rarely available.