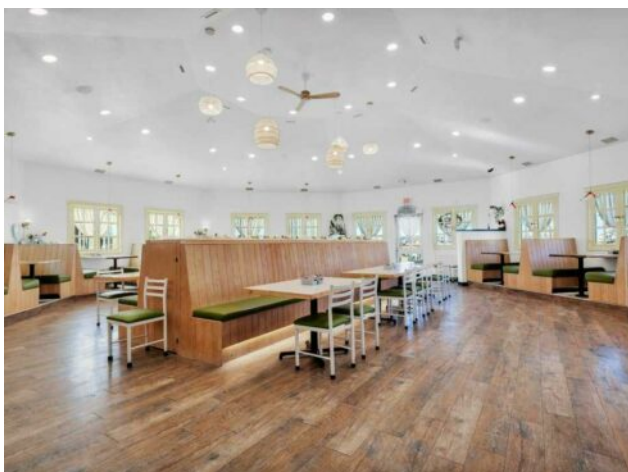


**Bay 1, 21 Beju Industrial Drive
Sylvan Lake, Alberta**

MLS # A2285708



\$25 per sq.ft.

Division: Beju Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,917 sq.ft.

Zoning: CH

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

An amazing opportunity now available for lease. Freshly renovated turn key restaurant located along Hwy 20 in Sylvan Lake, AB near Canadian Tire. Take advantage of the high traffic flow with thousands of vehicles driving by daily. This bright, inviting, and well appointed restaurant seats 108 inside and up to 16 on the outdoor patio. Currently operating as a breakfast / lunch eatery. The successful new tenant will be permitted to change the restaurant name, modify operating hours, interior decor, and menu if required. This is a turn key lease with a minimum required security deposit. Basic rent is based on \$25.00 per square foot plus \$6.00 per sqft for additional rent.