



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5208 49 Ave
Redwater, Alberta

MLS # A2302485



\$599,000

Division:	Redwater
Type:	Mixed Use
Bus. Type:	Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Burger Baron
Size:	1,264 sq.ft.
Zoning:	C-DWT

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Mobile Home, Assets and equipments

Incredible chance to own a beloved, family-operated burger restaurant that has been proudly serving the Redwater community and surrounding area for over 35 years. Located just 40 minutes northeast of Edmonton on a high-visibility main road, this well-established business includes the real estate and features strong curb appeal with its awnings and prominent signage. The property also includes a double wide mobile home perfect for owner operator or onsite employees or offers excellent potential for additional rental income. The fully equipped commercial kitchen is ready to operate, complete with ovens, fryers, grills, refrigeration, sinks, hood systems, and all necessary assets. Recent major upgrades include a newer commercial flat roof on the restaurant, and a lifetime shingle roof on the mobile home, along with completed a asphalt parking lot repair, and installed a new cooling system in 2025. The bright, nostalgic dining area maintains its classic small-town diner charm, while the large paved parking lot and drive-through option support both dine-in and takeout traffic. This is a proven business with a loyal local customer base, multiple revenue streams (restaurant + potential rental), and room for growth through updated marketing, extended hours, or menu enhancements. Whether you're an experienced operator or a motivated first-time buyer looking for a stable community staple, this turnkey opportunity provides immediate cash flow and long-term potential in a growing small town market.