



MLS # A2309070

Edmonton, Alberta

\$700,000



Division: Edmonton

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 6,600 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Renovated, well-established pub for sale in prime Edmonton location, a rare opportunity for hospitality investors or seasoned operators. The spacious 6,600 SF venue features 310 seating capacity, complemented by two outdoor patios ideal for seasonal service and private functions. A standout feature is one of the largest "Pour Your Own Beer" wall, offering a unique, interactive experience that sets the pub apart. Recent property upgrades include a portable pizza oven, a modern jukebox, online golfing and gaming stations, all designed to enhance the customer experience. It also features a fully- equipped commercial kitchen and ATM. The rent is attractively priced at \$16,319, including the op-cost. Currently, the owners are in the process of securing three VLT licenses to expand revenue streams. This turnkey business offers a profitable opportunity with loyal customers and strong growth potential.