



GRASSROOTS
REALTY GROUP

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MLS # A2319159

Sandy Beach, Alberta



\$425,000

Division:	Sandy Beach
Type:	Retail
Bus. Type:	Food & Beverage ,Restaurant ,Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	800 sq.ft.
Zoning:	TBV

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Rare opportunity to acquire both the property and business of the popular Burger restaurant and ice cream shop. Constructed in 2024, this modern food service facility is strategically located in the heart of a popular destination with over 300 residents and directly beside a busy campground, benefiting from a steady flow of campers, beach visitors, families, and tourists throughout the season. The business has established a strong reputation and loyal customer base while currently operating only two days per week, creating exceptional potential for revenue growth through expanded operating hours, additional menu offerings, catering, special events, and other service opportunities. The limited current schedule provides a new owner with significant upside potential. Ideal for owner-operators, entrepreneurs, or investors seeking a hospitality business with room for expansion in a high-visibility recreational location. Take advantage of this unique opportunity to own a newer commercial property and an established business with substantial growth potential.