



GRASSROOTS
REALTY GROUP

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MLS # A2332991

Innisfail, Alberta



\$395,000

Division:	Innisfail
Type:	Retail
Bus. Type:	Bakery,Butcher,Deli/Catering,Fast Food,Food & Beverage ,Grocery,Health Fo
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,025 sq.ft.
Zoning:	CB

Heating: Ceiling, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: List of equipment in Supporting documents. See pictures as well. Everything included for a Turn Key business, all improvements and equipment are the companies.

Excellent food service business operating for 3.5 years with strong, consistent growth. Huge potential to expand all aspects of the business! The location offers great access, ample parking, and a generous 4,025 sq. ft. total floor area, providing plenty of room to expand services. The main open retail area is approximately 3,200 sq. ft. (including ~250 sq. ft. of office and washroom space) featuring large windows for natural light, high ceilings, an open floor plan, double glass front doors, and secure back door access. The secondary area (~825 sq. ft.) houses coolers and a dedicated work area with its own separate back entrance. Built from the ground up on the principles of quality, nutritious, and local food products, this turnkey opportunity includes all equipment as well as recipes for specialty meat products. Offerings currently feature fresh bakery items, a deli, and a cafe service area. The present lease is assumable with qualification. Ideal for a family business or partnership, currently operated by 1 full-time owner/operator and 4 to 5 part-time staff. Owner will consider staying on for 10 working days to help purchaser to establish themselves in the business. Do not approach staff re the business .