



GRASSROOTS
REALTY GROUP

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4802, 52 Avenue
High Prairie, Alberta

MLS # A2338143



\$1,200,000

Division:	NONE
Type:	Business
Bus. Type:	Fast Food,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	Burgar Baron
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Size:	1,304 sq.ft.
Zoning:	C-3 Highway Commercial

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Water At Lot Line, Natural Gas Connected
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.25 Acre
Sewer:	Public Sewer	Lot Feat:	Corner Lot, Level, Paved, Street Lighting, Subdivided
Inclusions:	All operating equipment		

Business and Land for Sale! Turnkey, fully equipped and operational Drive-Thru Burger Baron on 3 fully serviced lots(natural gas,power,municipal water and sewer). Fantastic location offering great exposure on a corner lot just off major transportation Highway 2 in the heart of High Prairie AB and linking central Alberta to destinations in the Northwestern part of the Province. Complete with full kitchen, dine in restaurant and drive thru window and a full menu offering a diversity of choices. The building is very well maintained and very clean as well as having undergone many renovations over the years ie;windows,airconditioner,extension at rear of building,interior and exterior paint,flooring,cooler,hotwater tank,and more. The Burger Baron Brand(no franchise fees) is an Alberta Icon and a legendary fast-food chain in Western Canada as noted in the Documentary "Burger Mafia" steeped in history and enjoying a loyal customer base and strong consistent performance. Independently owned with all equipment,furnishings,tools,spare parts,decor and supporting inventory required for continued operations. This turnkey opportunity provides immediate cash flow and long-term potential.