



GRASSROOTS
REALTY GROUP

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4601 45 Street
Castor, Alberta

MLS # A2338654

\$475,000

Division:	NONE
Type:	Business
Bus. Type:	Food & Beverage ,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	WHITE GOOSE FAMILY RESTAURANT
Size:	1,500 sq.ft.
Zoning:	C2

Heating:	Combination, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.33 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	CONTACT LISTING AGENT		

Excellent opportunity to own a long-established, fully equipped restaurant serving popular Italian and Western cuisine. this 50-seat licensed facility has been successfully operating for many years and offers an established menu featuring favorites such as pizza, pasta, burgers, fish & chips, steak, and a senior menu. The sale includes the full equipment package, with a commercial kitchen that is in great working condition and ready for continued operation. the facility is equipped with walk-in freezer and coolers, air conditioning, rooftop heating and a/c, and a newer roof. Adding tremendous value is the one-bedroom apartment with a three-piece bathroom, providing convenient accommodation for an owner, operator, or manager. This is a turnkey business opportunity with an established operation, versatile menu, and extensive equipment already in place. ideal for an owner-operator looking to step into an established restaurant or an experienced restaurateur seeking a ready-to-go operation. Features include: approximately 50-seat licensed facility, Italian and western cuisine, pizza, pasta, burgers, fish & chips and senior menu, full commercial kitchen and equipment included, walk-in freezer and coolers, air conditioning, rooftop heating and a/c, new roof, one-bedroom apartment with 3-piece bathroom, kitchen equipment in great working condition, a fantastic opportunity to acquire an established restaurant operation with everything in place to continue serving the community.