



GRASSROOTS
REALTY GROUP

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5326 49 Avenue
Taber, Alberta

MLS # A2350548



\$580,000

Division: NONE
Type: Business
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,325 sq.ft.
Zoning: DT Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	other goods negotiable		

Restaurant business and space available for sale with a unique two-section layout, offering flexibility for dining and additional revenue-generating opportunities. The main dining area features comfortable booth and table seating for up to approximately 48 guests, making it suitable for family dining, casual meals, and small gatherings. Recently Renovated & Upgraded The restaurant has undergone extensive renovations and improvements, including: Newly renovated kitchen Entire restaurant floor newly installed New lighting throughout the restaurant New lobby with modern 3D PVC wall panels All three washrooms renovated Freshly painted throughout Security camera system with DVR installed Functional and versatile layout ready for a new owner Additional Space & Multiple Possibilities The restaurant also includes a separate additional area that can be customized based on the new owner's vision. Possible uses include: Kids' arcade and entertainment games Lottery terminal / lottery retail area, subject to applicable licensing and approval Private party or event space Dessert or coffee counter Take-out and delivery preparation area Additional seating Retail or specialty food section Family entertainment or gaming area Or any other concept you can envision The two-section layout gives the new owner the opportunity to operate a restaurant while developing the second area into an additional revenue stream. With the renovated kitchen, brand-new flooring, new lighting, upgraded lobby, three renovated washrooms, fresh paint, and security camera/DVR system already in place, this is a great opportunity for someone looking to take over a restaurant that has already received significant upgrades. Bring your own concept and make the additional space work for you!

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