



**GRASSROOTS**

REALTY GROUP

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341 9 Street E  
Brooks, Alberta

MLS # A2208153

**\$900,000**



Division: Eastbrook

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: ACE'S LOUNGE AND GRILL

Size: 6,850 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All Equipment and Furnishings used in Restaurant and Pub Business, all business assets included in sale

This property includes a lounge and pub area with 11 VLT's The VLT traffic generates additional sales for the lounge. Large restaurant space with seating of over 70 plus a small banquet room. The second level has a self contained 960 sq.ft. owners suite. Total size of the restaurant and pub area is 5890 sq.ft, including a full kitchen. Menu can easily be changed and updated. Great location close to multi-family and residential areas. The liquor store with property next door is also available for \$550,000 see MLS# A2115275