

# \$750,000 - 5715 51 Street, Grimshaw

MLS® #A2180244

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grimshaw, Alberta

Land, building and business all for sale in one complete package - lock stock and barrel as they say - it is all here for you to take over and have a clientele from day one!!! Great seating capacity (100+) with the new enclosed patio in place , set up with all the permits for liquor license from AGLC plus potential to apply for VLT's if desired, a drive through with order area and pick up windows - a must have in the current market for the added benefit of take out orders, paved parking lots with abundance of space for vehicles. There has been numerous updates to flooring, windows, doors, bar, patio with in floor heating. With the location on highway 2 frontage you have a constant flow of traffic by your door - anyone going north or south plus the people in the town will see your sign and the excellent exposure!! As well the vendor is flexible to sell - if you buy the business they will look at renting the building to a entrepreneur that wants to be in the restaurant/lounge business but may not have the ability to finance. Call today!!

Built in 1998

## Essential Information

MLS® #	A2180244
Price	\$750,000
Bathrooms	0.00
Acres	0.00



Year Built	1998
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	5715 51 Street
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Interior

Heating	Forced Air
---------	------------

### Exterior

Roof	Metal
------	-------

### Additional Information

Date Listed	November 18th, 2024
Days on Market	149
Zoning	Highway Commercial

### Listing Details

Listing Office	Century 21 Town and Country Realty
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.