





49TH STREET GRILL



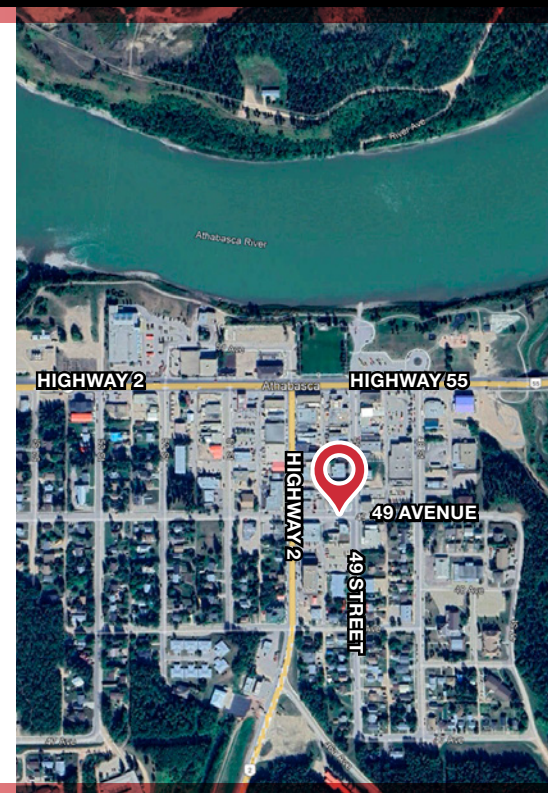
4901 - 49 STREET | ATHABASCA, AB | FULLY FIXTURED RESTAURANT

PROPERTY HIGHLIGHTS

-  Opportunity to purchase a fully fixtured restaurant in the Town of Athabasca
-  Sale includes building/lands and existing assets, creating an effectively turnkey scenario
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 - 2,514 sq.ft.± main floor consists of 85 seat lobby area, fully fixtured commercial kitchen, and bathrooms
 - o 900 sq.ft.± basement area consists of multiple storage areas and bathroom
-  Existing fixtures include commercial stove, ovens, deep fryer, prep stations, POS systems, multiple fridges/freezers, walk-in cooler, and more

MICHAEL PARSONS BCOM
Senior Associate
780 435 5507
mparsons@naiedmonton.com

VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

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|-----------------------|--|
| AVAILABLE AREA | Main Floor: 2,514 sq.ft.± Basement: 900 sq.ft.± TOTAL: 3,414 sq.ft.± |
| LEGAL DESCRIPTION | Plan RN5 (V), Block 1, East half of Lot 24 |
| ZONING | C-1: Primary Commercial |
| AVAILABLE | Immediately |
| PROPERTY TAXES (2024) | \$6,796.37 |
| SALE PRICE | \$299,000 |

