



PROPERTY HIGHLIGHTS

SHERWOOD PARK RESTAURANT/BAR

LOCATION:
114 Athabasca Avenue
Sherwood Park, AB

BUSINESS FOR SALE

- Long running established restaurant location in the heart of Sherwood Park
- High profile fully leased commercial centre
- Profitable and very strong financials
- VLT's (3)
- Ample on-site parking
- Recently improved kitchen, bar and restaurant space
- Turn key business opportunity

BUSINESS FOR SALE

114 Athabasca Avenue Sherwood Park, AB

PROPERTY INFORMATION

Restaurant: Rosie's in the Park

Municipal Address: 114 Athabasca Ave, Sherwood Park, Alberta

Type of Building: Commercial Centre, End Unit, South Facing

Space Available: 5,900 sq ft (+/-)

Possession: Immediate

Parking: Ample/Scrambled

Capacity: 155 (+/-) Note: this property may be considered for additional capacity if needed

Asking Price: \$189,900.00

(Current ownership group willing to stay on and help with the transition of potential new ownership group if desired)

Note: Lease, 3 year financials, chattels list are available to all interested groups upon a CA agreement being signed and at the owner's and associates discretion.

MORE INFORMATION

DAVID J. OLSON

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780.908.1650
david@lizotterealestate.

All financial / lease information will be released upon a Confidentiality Agreement being signed



BUSINESS FOR SALE

114 Athabasca Avenue Sherwood Park, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

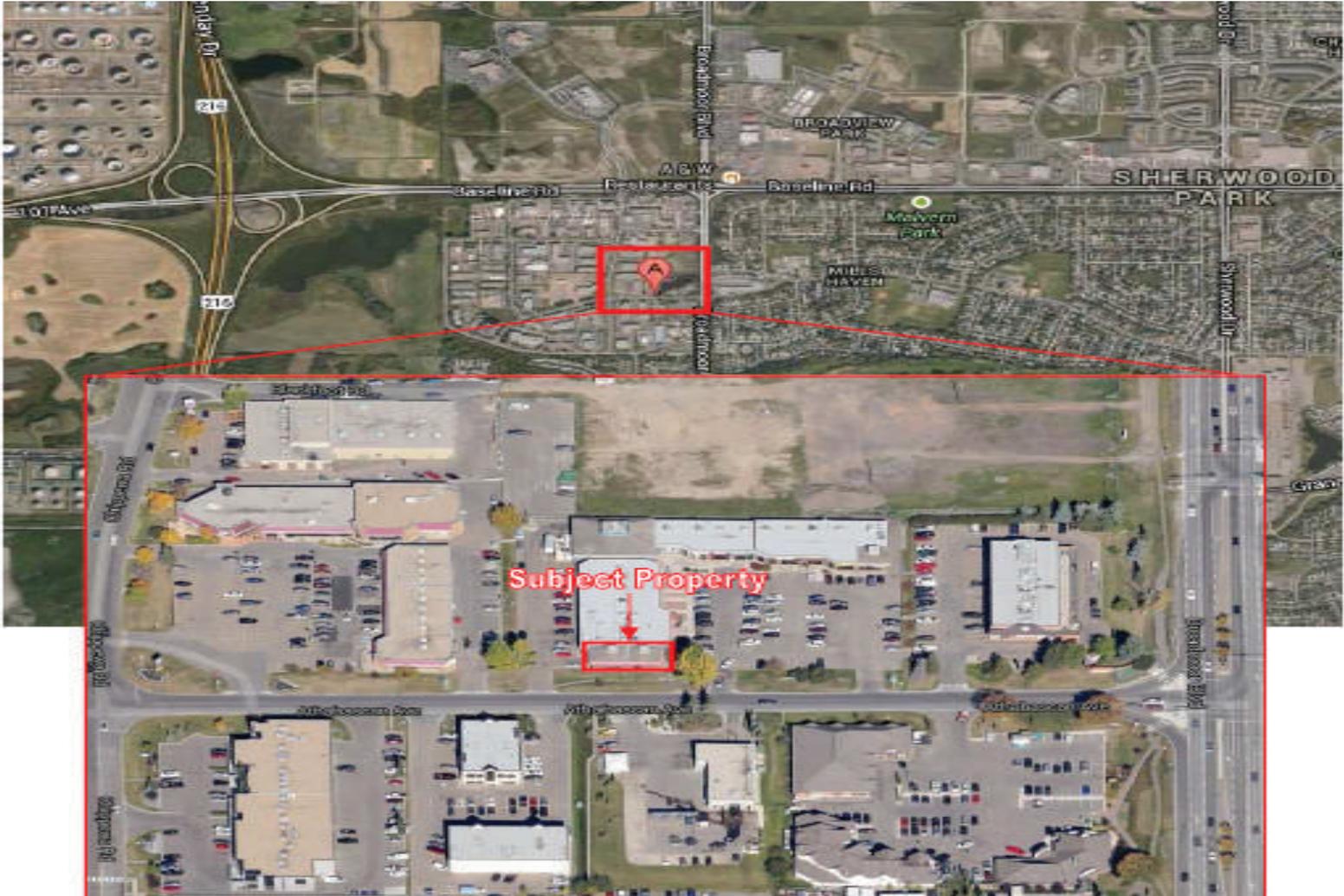
PROPERTY INFORMATION

- Over 15 years established restaurant location
- Highly profitable restaurant business boasting 7 figure sales consistently annually
- End unit, South facing space with great exposure to Athabasca Avenue and Broadmoor Boulevard w/ Abundant parking
- Recently upgraded pixel point, point of sale terminals throughout
- Upgraded VLT's system and software
- Opportunity to re-brand and change current name and current concept
- Patio potential for lounge side if desired

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