



PROPERTY HIGHLIGHTS

DOWNTOWN LEDUC PUB/RESTAURANT

LOCATION:

5014- 49 STREET, LEDUC, AB

FOR SALE

- PRIME DOWNTOWN, MAIN STREET LOCATION
- TURN KEY BUSINESS OPPORTUNITY
- (3) VLTS, VERY PROFITABLE, MORE MAY BE ADDED
- RECENTLY RENOVATED THROUGHOUT
- ESTABLISHED BUSINESS RUNNING OVER 8 YEARS
- EXCELLENT SOUND SYSTEM THROUGHOUT, GREAT FOR LIVE MUSIC AND SPECIAL EVENTS
- FANTASTIC EXPOSURE, AND PYLON SIGNAGE OPPORTUNITY

FOR SALE

FREESTANDING INDUSTRIAL BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

TYPE OF BUILDING: Commercial Centre

MUNICIPAL ADDRESS: 5014-49 Street,
Leduc, Alberta

TYPE OF BUSINESS: Restaurant/Bar/
Nightclub

CAPACITY: 140

SIZE: 5,700 Sq/Ft (+/-)

PARKING: Ample parking on site

FINANCIALS/LEASE: All applicable financial and lease information will be given to all interested groups upon a Confidentiality Agreement being filled out, subject to the Owner's and Associates discretion.

ASKING PRICE:

\$269,000.00

MORE INFORMATION

DAVID J. OLSON
RETAIL LEASING &
HOSPITALITY SPECIALIST

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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