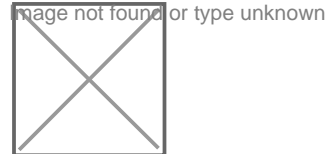


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FAST FOOD FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Nanton, Alberta



Listing ID:
22641


MLS ID:
A2084011

\$395,000



 **ELAINE PIPPI**
 (403) 714-4867

 **DIAMOND REALTY & ASSOCIATES LTD.**
 403-453-8211

 2123 18 Street , Nanton , Alberta T0L 1R0

Transaction Type For Sale	Days On Market 322	Business Type Fast Food
Zoning RM-3	Subdivision NONE	Building Type Free-Standing
Year Built 1961	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Legal Plan 3163L	Building Area (Sq. Ft.) 1570.00
Building Area (Sq. M.) 145.86	Roof Asphalt	Inclusions There will be a schedule "A" for all the items that are on the property
Restrictions None Known	Reports RPR with Compliance,Title	

Location , location, location!! Great opportunity for a business down and live up. Great location on the main highway going south on #2. Burger and ice-cream drive-thru is excellent for clients wanting to stop quickly on their way through town. Also great for customers taking a drive on a Sunday. 40 mins south of Calgary city limits. Over 1500 sq ft. Upstairs has a one bedroom resident for the owner operator. The residence has been completely renovated a year ago. One bedroom, 4 pce bath, large open kitchen living room. Shingles 2010, Furnace and hot water tank 2014. Large storage shed attached to the main building for great storage. South, and west patio in front for customers to sit on those great spring and summer days. With town approval it could be easily covered to add more sq ft to the main building. Plenty of parking in back as well as on the street. This has amazing value and would be a great investment !! Tons of potential. Client is motivated.

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