

RETAIL INVESTMENT/BUSINESS WITH PROPERTY

CALMAR, AB | FOR SALE

\$780,000



Great opportunity to own a commercial investment in Calmar with a leased restaurant and a Bar, famously known as Skip's Bar, with VLTs (6), Pool Tables (2), Karaoke, Dart Boards and Dance Floor, now being operated by the owner of 30 years. This is the only bar in town and a place for social gatherings. The new owner might choose to operate this Bar or lease it out. The restaurant is leased on a month-to-month basis, and the tenant is willing to sign a long- or short-term lease based on the buyers' objectives and goals. The building is well maintained. Bar is connected to the restaurant and patrons can order foods from there as well. Close to Devon and Leduc.

PROPERTY HIGHLIGHTS

- Rare Investment/Business Opportunity
- 2 Spaces: Bar & Restaurant
- Bar- Owner Operated (can be leased out). Only Bar in Town
- Restaurant- Leased out
- On Highway 39
- Located in Town Centre
- VLTs, Pool Tables, Dart Boards, Karaoke, Dance

PROPERTY DETAILS

Address:	4722 50 Ave, Calmar
Legal:	Plan 8921013, Block 2, Lot 3A & 3B
Zoning:	C1 (Commercial Central)
Building Size:	5,985 SF +/-
Lot Size:	13,511 SF +/-
Tax:	\$14,853.96 (2021)
Exposure:	50 Ave/Highway 39



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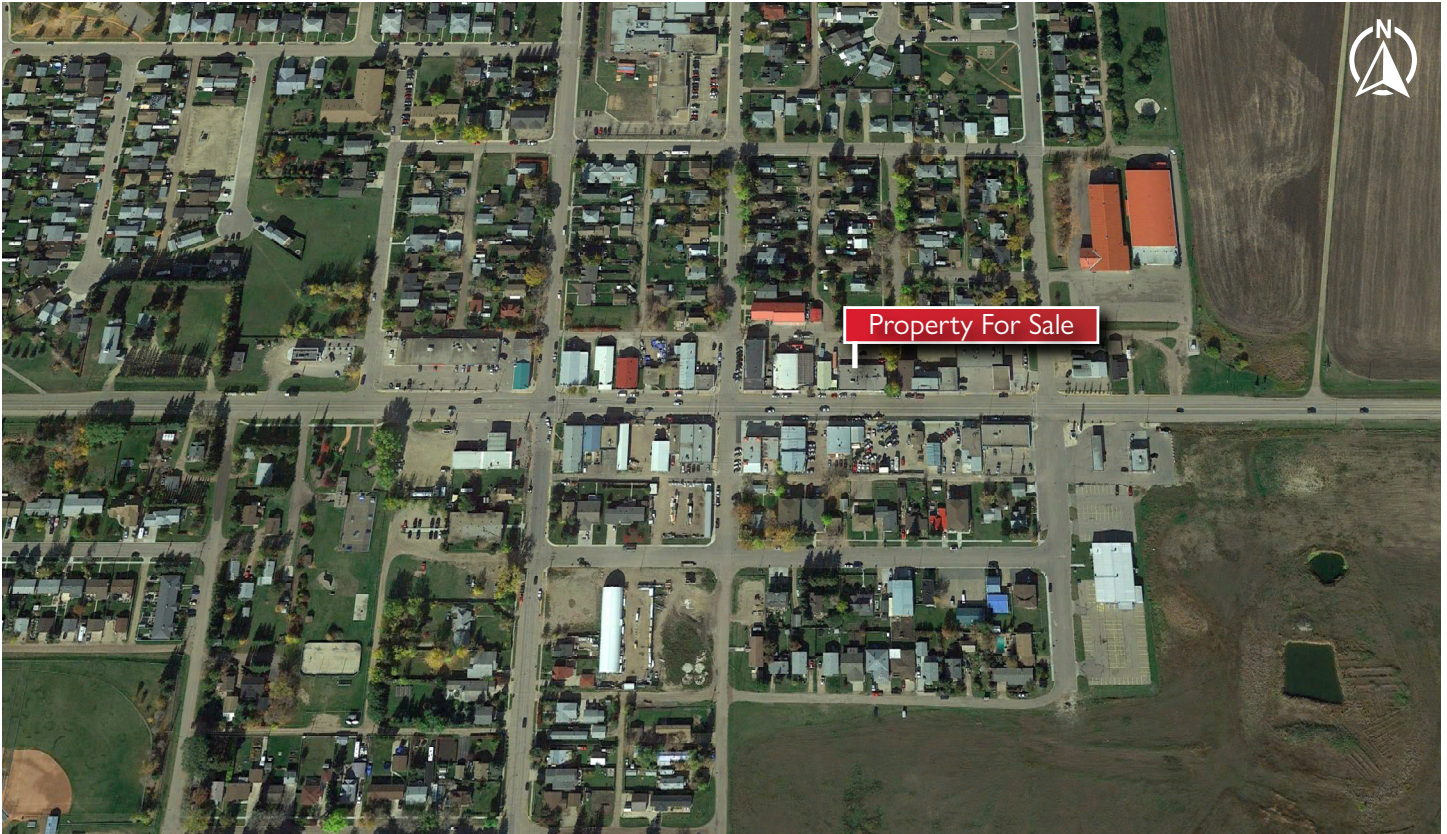
#1 RE/MAX Commercial Team Worldwide 2017 & 2018*

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant.

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PROPERTY LOCATION



CALMAR DEMOGRAPHICS



Weighted Average Annual Daily Traffic
Highway 39 - 4,800 VPD



Population:
Residents - 2,413



Average Household Income:
\$94,464

