

SALIENT DATA

Name of Facility	# 1156 Industrial Land & Building with Hospitality
Address:	Grande Prairie, AB
Land Size:	2.52 Acre or 109,771 sq.ft.
Building size:	24,054 sq. ft. +/- plus 3,398 sq. ft. on mezzanine areas
Site coverage:	21.92%
Zoning:	IG (General Industrial)
Service:	11 am – 9 pm Monday to Saturday 4 pm – 9 pm on Sundays
What year was building built:	Original building 1970's; addition in 1990's; full exterior upgrade in 2020
Number of parking stalls:	Plenty of parking
Property Taxes & Year:	2023 – taxes estimate to be \$59,147.34
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u>	Gross sales: \$2,000,000 +/-

General comments: This is a very well-located, highly visible establishment. It is located in a busy traffic area in the City. They cater to special events, along with dine-in plus take-away options. There are also VLTs on-site. All lines of revenue are strong and continue to grow.

The building has potential to be converted for use in manufacturing, food processing, brewery or as a sports centre etc. Otherwise, the business can be kept as is and more actively marketed and socially networked for greater growth.

ASKING PRICE: \$4,500,000

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