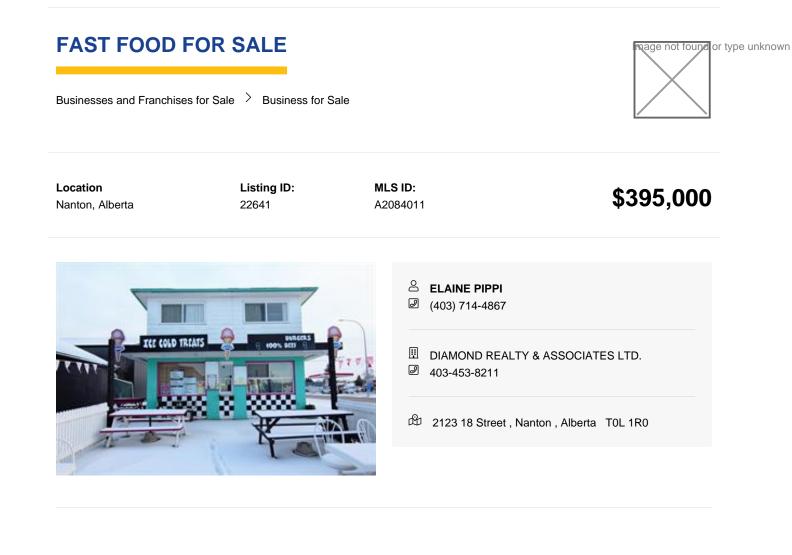


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Transaction Type	Days On Market	Business Type
For Sale	322	Fast Food
Zoning	Subdivision	Building Type
RM-3	NONE	Free-Standing
Year Built	Structure Type	Property Type
1961	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Business	3163L	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!! 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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