

**MLS # A2274951**

**Edmonton, Alberta**

**\$320,000**



**Division:** Edmonton

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,144 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All equipment included.

An excellent opportunity awaits with this established pub for sale in Southwest Edmonton, offering approximately 2,144 SF of inviting and well-designed lounge space, this is ideal for experienced owners or new entrepreneurs looking to step into a fully equipped, established pub in one of Edmonton's sought-after communities. The interior offers a warm, comfortable atmosphere with an efficient layout suitable for both casual dining and social gatherings. The lease is attractively priced at \$6,200. The business currently operates eight VLTs, providing a reliable additional revenue stream and enhancing its overall profitability.