# \$299,995 - 4903 50 Street, Girouxville

MLS® #A2193912

### \$299,995

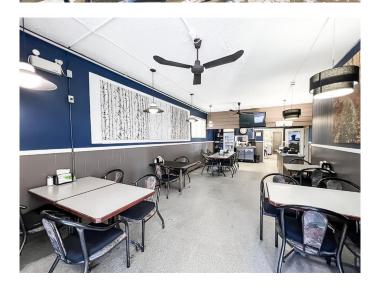
0 Bedroom, 0.00 Bathroom, Commercial on 0.29 Acres

NONE, Girouxville, Alberta

Turnkey Restaurant, Lounge, and Rental Property with Extensive Upgrades. This commercial property offers aA prime investment opportunity with multiple revenue streams, including aA restaurant, lounge, catering services, and hotel accommodations. This versatile space is fully equipped and ready for immediate operation. The restaurant and kitchen feature a spacious dining area with a standalone beverage cooler and aA fully equipped commercial kitchen with newer equipment. The kitchen includes an A industrial stove, deep fryer, dough maker, slicer, prep coolers, two walk-in coolers, and two freezers. Additional equipment includes a Addishwasher, microwave, coffee machine, and commercial toaster. The property also comes fully stocked with catering equipment, including seven warmers, pizza pans, cutlery, and dining ware. The lounge and bar offer a separate entrance, two pool tables, and a newly built bar with a dishwasher. This space provides upgraded seating, tables, and chairs, creating a warm and inviting atmosphere for guests. The conference room and private event space feature a dedicated entrance, three TVs, a storage room, and a private bathroom, making it ideal for meetings, parties, and private events. The rental and accommodation area includes eleven rooms upstairs, offering a mix of private and communal bathrooms. Three rooms feature full







bathrooms; two rooms include a toilet and sink; four rooms have a sink and two full communal bathrooms. Additionally, the property boasts a fully equipped rental suite with two bedrooms, a full kitchen, and a private bathroom. Dedicated laundry facilities are available both upstairs and in the basement. AdditionalA features and upgrades include a new furnace with a boiler system (installed two years ago) and a new hot water tank with a pressure tank (installed two months ago). The property has three access points to the unfinished basement, providing ample storage or future development opportunities. Other features include an ice machine, oversized walk-in coolers, and extensive storage space. All bathrooms have been fully renovated with new toilets, and the downstairs bathroom is wheelchair accessible. For added security, the property has A exterior security lighting on timers. Convenient access points include outdoor, side, and backdoor entrances. This turnkey property is ready to operate from day one. Schedule a viewing today to explore this exceptional investment opportunity.

Built in 1966

#### **Essential Information**

MLS® # A2193912 Price \$299,995

Bathrooms 0.00 Acres 0.29 Year Built 1966

Type Commercial Sub-Type Hotel/Motel

Status Active

# **Community Information**

Address 4903 50 Street

Subdivision NONE

City Girouxville

County Smoky River No. 130, M.D. of

Province Alberta

Postal Code T0H 1S0

#### **Additional Information**

Date Listed February 11th, 2025

Days on Market 168

Zoning C

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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