

FOR SALE

HIDDEN GEMS TAVERN

4912 50 Street, Egremont, AB



HIGHLIGHTS

- Established tavern and restaurant with VLT's
- Over 2,000 sq ft (+/-) of second floor living space
- Good lifestyle for owner/operator
- 4 VLT's on site with allowance for more
- Located near the intersection of Highway 28 and Highway 827 which sees an average of 5,840 vehicles per weekday

CONTACT

CHRIS GOOSSEN

Associate

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	4912 50 Street, Egremont, AB
LEGAL DESCRIPTION	1750CL; 1; 1
CONSTRUCTION TYPE	Wood frame and stucco
ZONING	CB1
YEAR BUILT	1947
SITE SIZE	60 ft x 150 ft (+/-)
BUILDING SIZE	4,312 sq ft (+/-)
MAIN FLOOR	2,156 sq ft (+/-)
SECOND FLOOR	2,156 sq ft (+/-)
SERVICES	Gas, water, sewer, electrical
CEILING HEIGHT	9' on main floor, 8' drop ceiling on second floor

PHOTOS



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PHOTOS



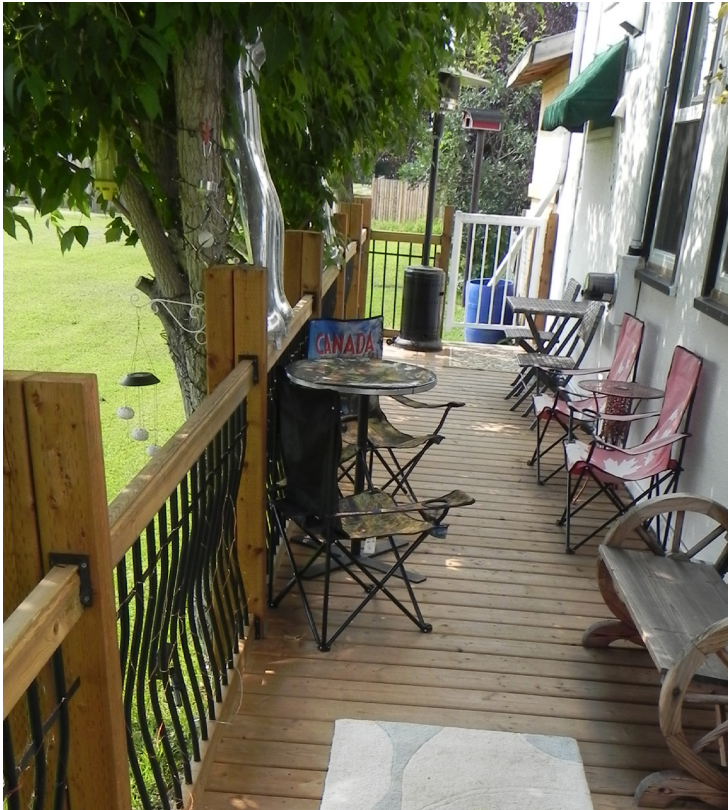
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PHOTOS



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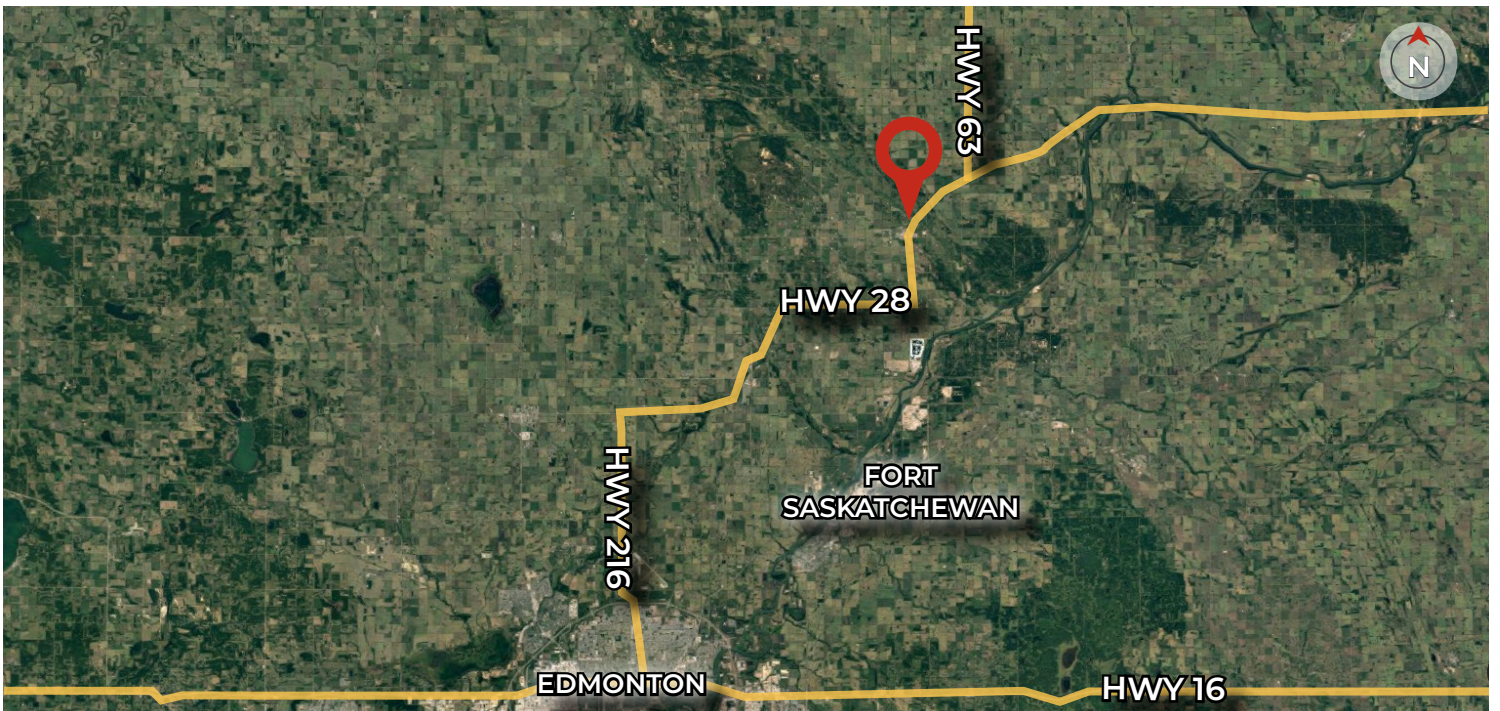
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AERIAL



PROPERTY LOCATION

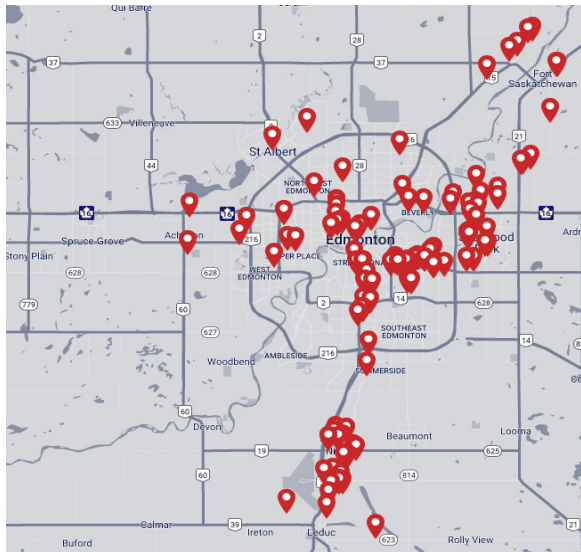


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

*Quality Based on **Results**, Not **Promises**.*

CHRIS GOOSSEN Associate - BIO



Prior to joining Royal Park Realty, Chris has had previous careers in manufacturing and teaching. His versatile background allows him to provide his clients with excellent customer service and a positive experience throughout their real estate transaction.

A life-long learner, he is currently enrolled in a CCIM designation to add to his alphabet list of credentials.

His years of experiences allows him to serve a broad range of asset classes from industrial to multi-family.

Chris is actively eliminating his bucket list



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