

FOR SALE

WALLY'S FASTFOOD

5002 51 Street, Grassland, AB



HIGHLIGHTS

- Three separate retail spaces - Restaurant, liquor store and retail shop
- Established, turn-key fast food restaurant with drive thru
- Fully equipped liquor store with beer cooler
- Mobile home included
- Located on the Highway 63 to Fort McMurray which sees an average of 4,400 vehicles per day
- Share sale – business and building

CONTACT

CHRIS GOOSSEN

Associate

T 780.423.7576

C 587.588.7172

chris@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	5002 51 Street, Grassland, AB
LEGAL DESCRIPTION	4; 18; 67; 28-SW
TYPE OF SPACE	Retail Business
ZONING	C2
YEAR BUILT	1995
SITE SIZE	0.89 Acres (+/-)
BUILDING SIZE	4,086 sq ft (+/-)
RESTAURANT	2,270 sq ft (+/-)
LIQUOR STORE	1,255 sq ft (+/-)
CONVENIENCE STORE	561 sq ft (+/-)
SERVICES	Power, water, gas Separate meters for each of the three spaces

FINANCIALS

Sale Price:	\$900,000.00 \$890,000.00
Property Taxes:	\$8,359.65 (2023)
Possession:	Immediate



PHOTOS



Drive Times:



- 2 HR TO EDMONTON
- 2 HR 25 MINS TO FORT MCMURRAY



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PHOTOS



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

AERIAL



HWY 63

PROPERTY LOCATION



FORT MCMURRAY

HWY 63

HWY 2

HWY 55

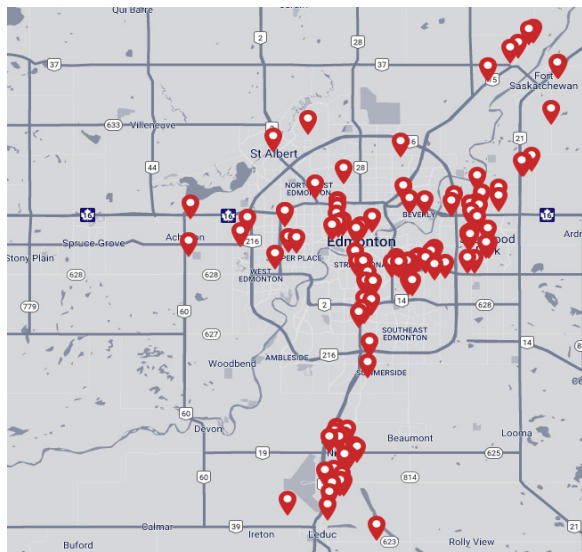


ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com