

FOR SALE

BURGER BARON

5004 45 Avenue, Mayerthorpe, AB



HIGHLIGHTS

- Established restaurant with drive-thru
- 1,810 sq ft (+/-) free-standing building
- Same owner for 25+ years
- Residential properties available as a package

CONTACT

CHRIS GOOSSEN

Associate

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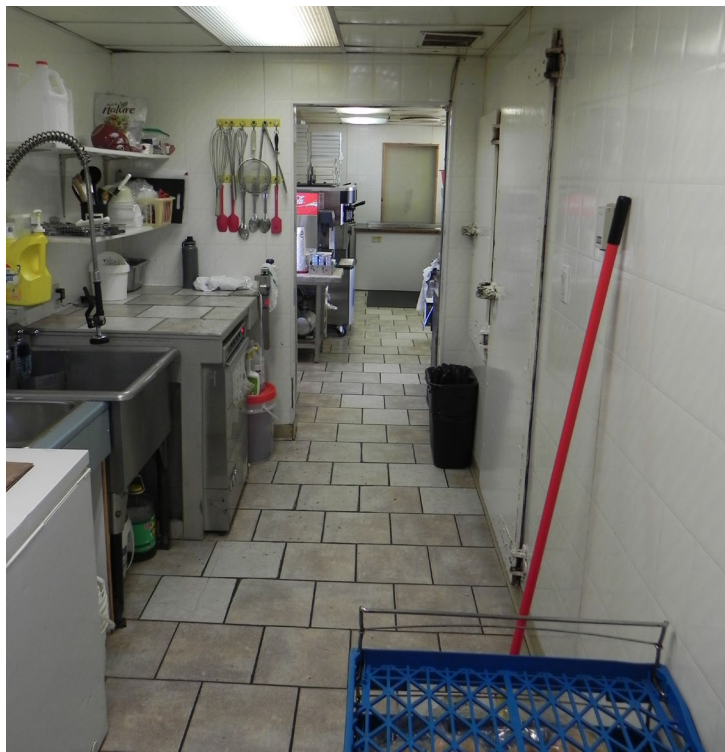
T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	5004 45 Avenue, Mayerthorpe, AB
LEGAL DESCRIPTION	Plan: 7621560; Block: 29; Lot: 15
CONSTRUCTION TYPE	Wood frame on concrete slab
ZONING	C1
YEAR BUILT	1977
SITE SIZE	0.68 acres (+/-)
BUILDING SIZE	1,810 sq ft (+/-)
SERVICES	Gas, water, sewer, electrical

PHOTOS



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AERIAL



PROPERTY LOCATION

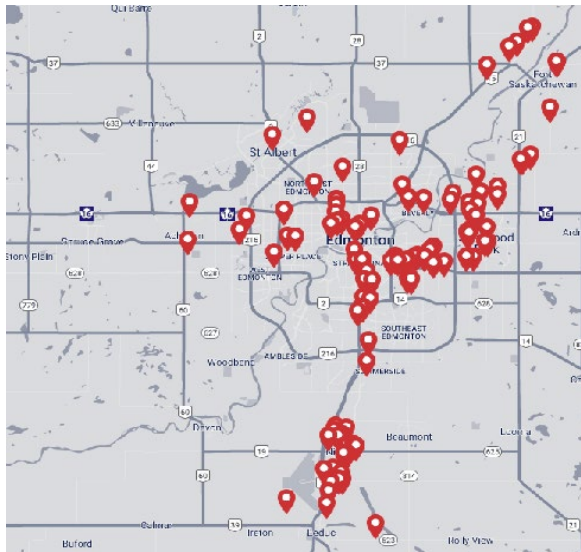


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ABOUT ROYAL PARK REALTY



- 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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