

JUST REDUCED



PROPERTY DETAILS

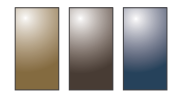
Asking Price	\$799,900 \$650,000
Unit Size	1,300 SF
Lease Term	Expires September 30, 2026
Current Rent	\$30 PSF with 2x 5-year Options
Op Costs	\$8.00 PSF
Total Monthly Rent:	\$4,116.67
Zoning	Highway Commercial

- **Turnkey Fast-Service Burger Restaurant with Drive-Thru** – Fully operational with established customer base.
- **Highway 2 Exposure** – Up to 55,000 vehicles/day; prime visibility and access.
- **Co-Located with National Gas Station & C-Store** – Consistent daily foot traffic.
- **Part of Growing Mixed-Use Development** – Includes 12 acres of high-density residential; 3.8 acres under development.
- **Strong Local Demographics** – 35,000+ residents within 5 km, 55,000+ within 10 km.
- **Great Owner-Operator or Franchise Opportunity** – Easy entry into a proven market.



Triple O's Burgers

Franchise Opportunity - Central Alberta Community
Business + Assets



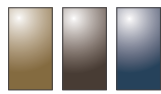
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For more information, please contact one of our associates.

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