

## \$199,900 - 154 White Earth St, Smoky Lake Town

MLS® #E4274870

**\$199,900**

Bedroom, Bathroom, 1,955 sqft  
Office on 0.00 Acres

Smoky Lake Town, Smoky Lake Town, AB

Great business opportunity in this turn-key restaurant located in the heart of Smoky Lake. This property consists of 2 buildings on 2 titles. The front being the actual restaurant with dining area for 28 patrons with current restrictions. This well-decorated restaurant boasts a modern décor with large windows and view on a busy but quaint commercial artery. 2 nicely-appointed and clean washrooms are provided. A large opening offers a view on the modern kitchen, which consists of a cooking area with pizza oven, fryer, grill, broiler, 2-door oven with burner grill, convection oven, hot table, grease trap, commercial make-up air unit, exhaust hood with fire suppression, as well as plenty of space for other food preparation. You'll also be impressed with the commercial dishwashing area and the hot-water on-demand system. The rear building offers a huge storage area as well as a walk-in cooler and freezer. Comes complete with tables and chairs, decorations and tons of extras.

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4274870  |
| Price          | \$199,900 |
| Square Footage | 1,955     |



|            |                 |
|------------|-----------------|
| Acres      | 0.00            |
| Year Built | 1975            |
| Type       | Office          |
| Sub-Type   | Food & Beverage |
| Style      | FB - Diner      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 154 White Earth St |
| Area        | Smoky Lake         |
| Subdivision | Smoky Lake Town    |
| City        | Smoky Lake Town    |
| Province    | AB                 |
| Postal Code | T0A 3C0            |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Level Land, Back Lane |
|----------|-----------------------|

### Interior

|         |         |
|---------|---------|
| Heating | Rooftop |
|---------|---------|

### Exterior

|              |               |
|--------------|---------------|
| Construction | Brick/Masonry |
|--------------|---------------|

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 25th, 2022 |
| Zoning      | Commercial         |

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Listing information last updated on April 18th, 2024 at 7:16pm MDT