

# \$13 - 101, 3216 22 Street, Springbrook

MLS® #A2187575

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Springbrook, Alberta

For Lease: Culinary Haven - Your Dream Restaurant Awaits! Are you ready to expand into the world of gastronomic excellence? Look no further! We present to you an unparalleled opportunity to run a thriving restaurant that combines your culinary mastery with a warm, inviting ambiance. Key Features: Large bar, patio, and dining area for a fraction of the cost. Large kitchen expertly laid out into prep, cooking, storing and washing areas. No competition with high demand. Loyal customer base and built in clientele in the sportplex and convention center. Rustic interior design and cozy atmosphere. Prime location across from the Red Deer Airport. Minutes from downtown Red Deer. Expansion Potential: Room for growth and additional revenue streams. Community Staple: Loved by locals, your restaurant is a community gathering spot. Low introductory Rental rate of \$13/sqft for the first year. Annual increments of \$1/sqft/yr. Triple net rents are \$3.95/sqft. \$5298.28/month year one plus GST. Utilities are extra.

Built in 1955

## Essential Information

MLS® # A2187575

Price \$13



Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	101, 3216 22 Street
Subdivision	NONE
City	Springbrook
County	Red Deer County
Province	Alberta
Postal Code	T4S 1W4

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	109
Zoning	DCD-4

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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