

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

MLS® #E4274870

**\$199,900**

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

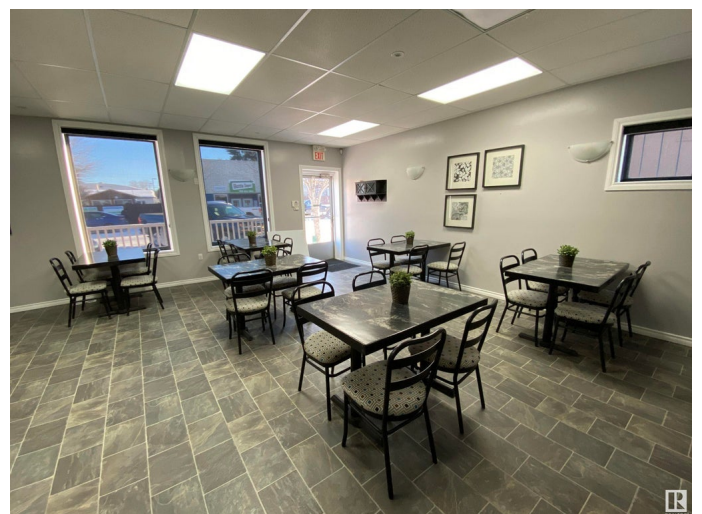
Smoky Lake Town, Smoky Lake Town, AB

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
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### Interior

Heating	Rooftop
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### Exterior

Construction	Brick/Masonry
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### Additional Information

Date Listed	January 25th, 2022
Zoning	Commercial

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Listing information last updated on May 3rd, 2024 at 12:01am MDT