

**JUST REDUCED**



## PROPERTY DETAILS

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



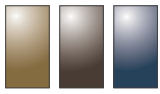
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**Blackstone**  
Commercial Real Estate Services Inc.

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For more information, please contact one of our associates.

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