

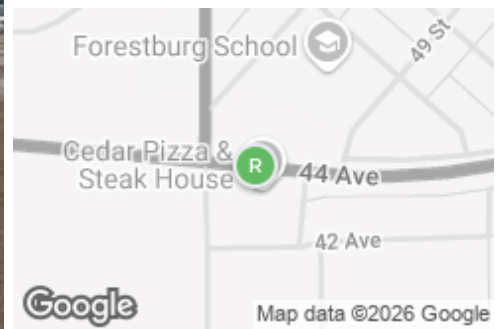
Freehold

4203 53 St, Forestburg, AB, T0B 0H7

Retail: Restaurant For Sale

Prepared on May 26, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Hospitality
Total Available Space	3,000 SF
Asking Price	\$339,900
Listing Price Per SF	\$113.30
Cap Rate (Actual)	-
Investment	Yes
Possession	30 Days
Signage	None
Show Instructions	Call broker

Vacant	No
Available Date	Now
Days On Market	5 days
Date Listed	5/21/2026
Last Modified	5/26/2026
Listing ID	44938808
Owner Occupied	Yes
Parking Spaces	-

Description

Busy restaurant located in high traffic, high visibility highway location. Owner retiring, selling business and real estate. Maximum capacity over 100 for restaurant, lounge and patio. 3 VLTs. Building has attached residence included, plenty of parking on 1 acre site. Serving western cuisine, pizza. Long term, dedicated employees. Owner will stay on for short term training. Specific details, financial information provided upon signing of non-disclosure.

Property Features

Location Details

Address	4203 53 St, Forestburg, AB, T0B 0H7
County	Flagstaff

Name	4203 53 St
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Building Details

Sub Type	Restaurant	Parking Spaces	-
Building Status	Existing	Parking Ratio	-
Building Size	3,000 SF	Number of Tenants	1
Land Size	1 Acres / 43,560 SF	Air Conditioned	Yes
Number of Buildings	1	Heated	Yes
Number of Floors	1	Electricity	Yes
Year Built/Renovated	-	Water	Yes
Occupancy Type	Single Tenant	Natural Gas	Yes

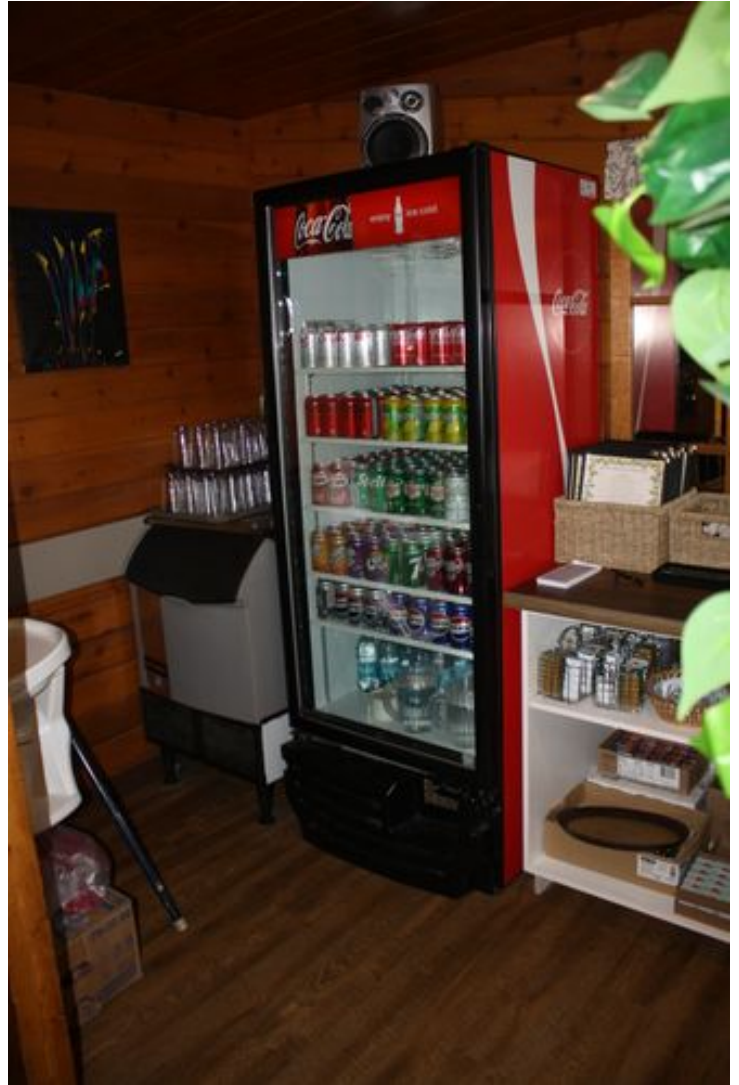
Property Listings

1 Listing | 3,000 SF | \$339,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Business	-	3,000 SF	\$339,900	Now

Additional Photos











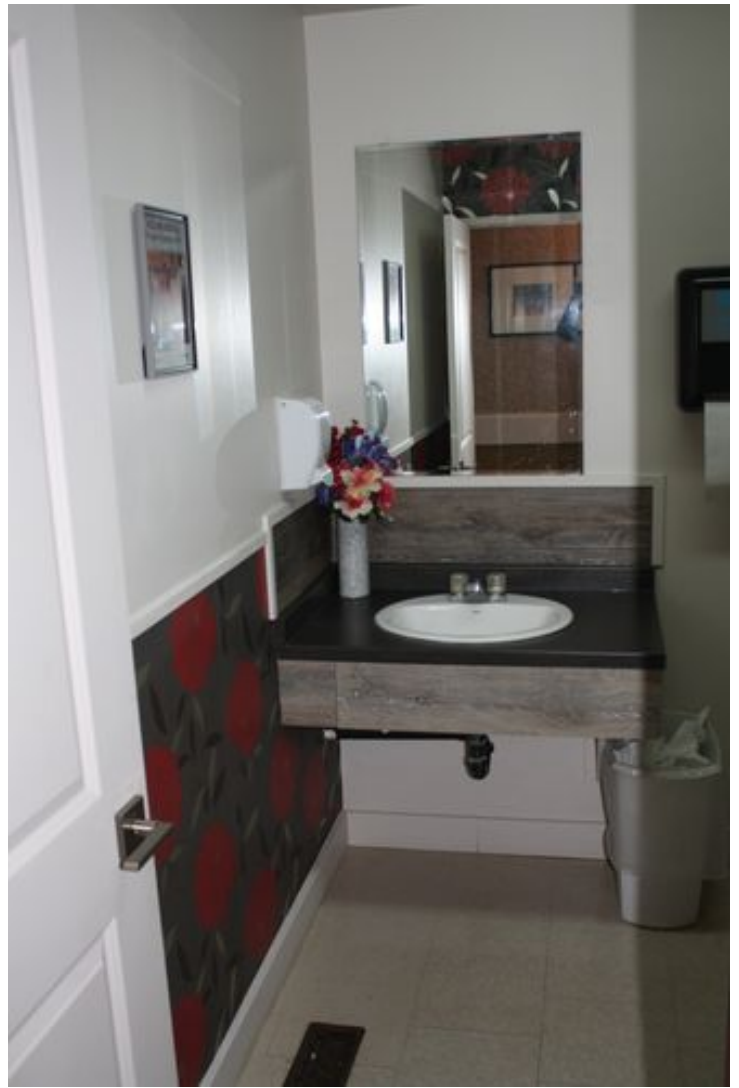


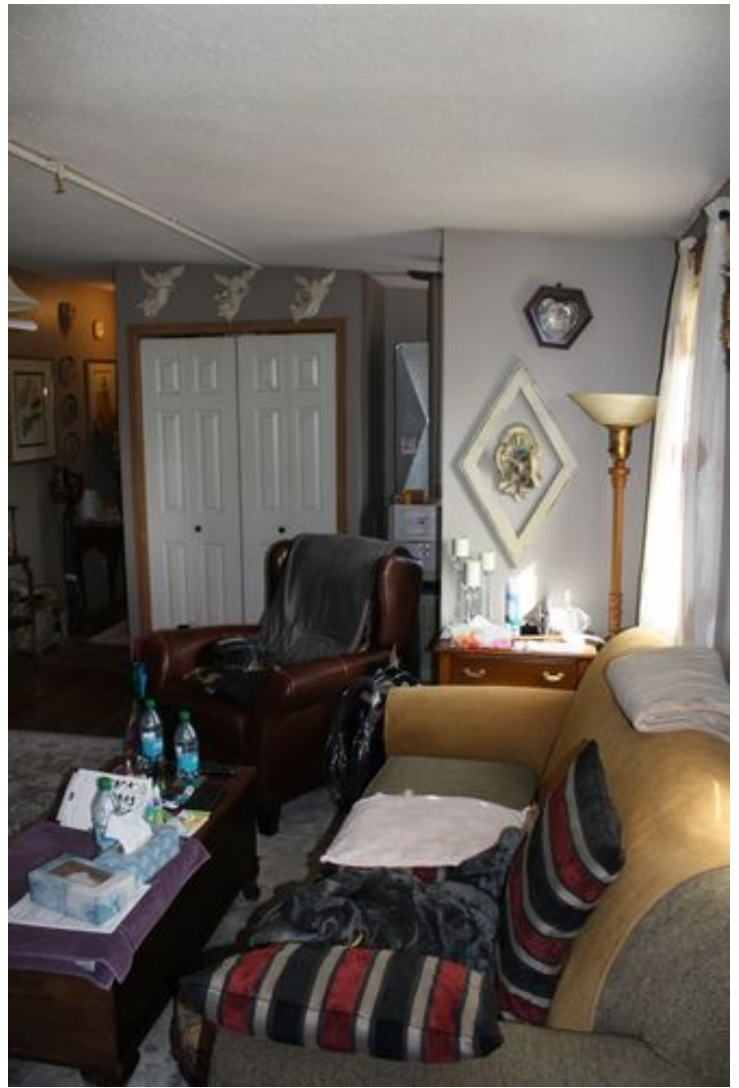












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