



FOR SALE

\$299,900

SMOKE BOYS TEXAS BARBECUE - STONY PLAIN PLAZA

#109 4911- 44 Ave, Stony Plain, AB

Property Highlights

Highly reputable & outstanding authentic log-smoked meats and premium in-house homemade sides. Made fresh and on premises, focusing on supreme quality, flavour, and consistency.

The business is highly recognized for its tender, richly smoked meats, including brisket, pulled pork, and jerky, and has earned a strong reputation for its authentic preparation and distinctive smoky taste.

Additional revenue opportunities are supported through catering, available for both pickup and delivery, while advance ordering and takeout options provide added convenience for customers looking to avoid wait times.

The business is well suited to an owner-operator or experienced food-service entrepreneur looking to take over an established concept. The assistant manager may also be willing to remain with the business, subject to negotiations with the new owner, providing valuable operational continuity through the transition.

Lease Term	10 Years
Renewal Options	Two additional 5-year terms
Base Rent	\$25.50/SF + GST (\$2,677.50/mo)
CAM Costs	\$8.00/SF (Includes maintenance, management & landlord insurance)
Property Taxes	\$4,602/year paid separately by Tenant (Equivalent to approximately \$3.84/SF)
Business Hours	11:00 AM – 7:00 PM

JUDITH RIMMER, Vice President

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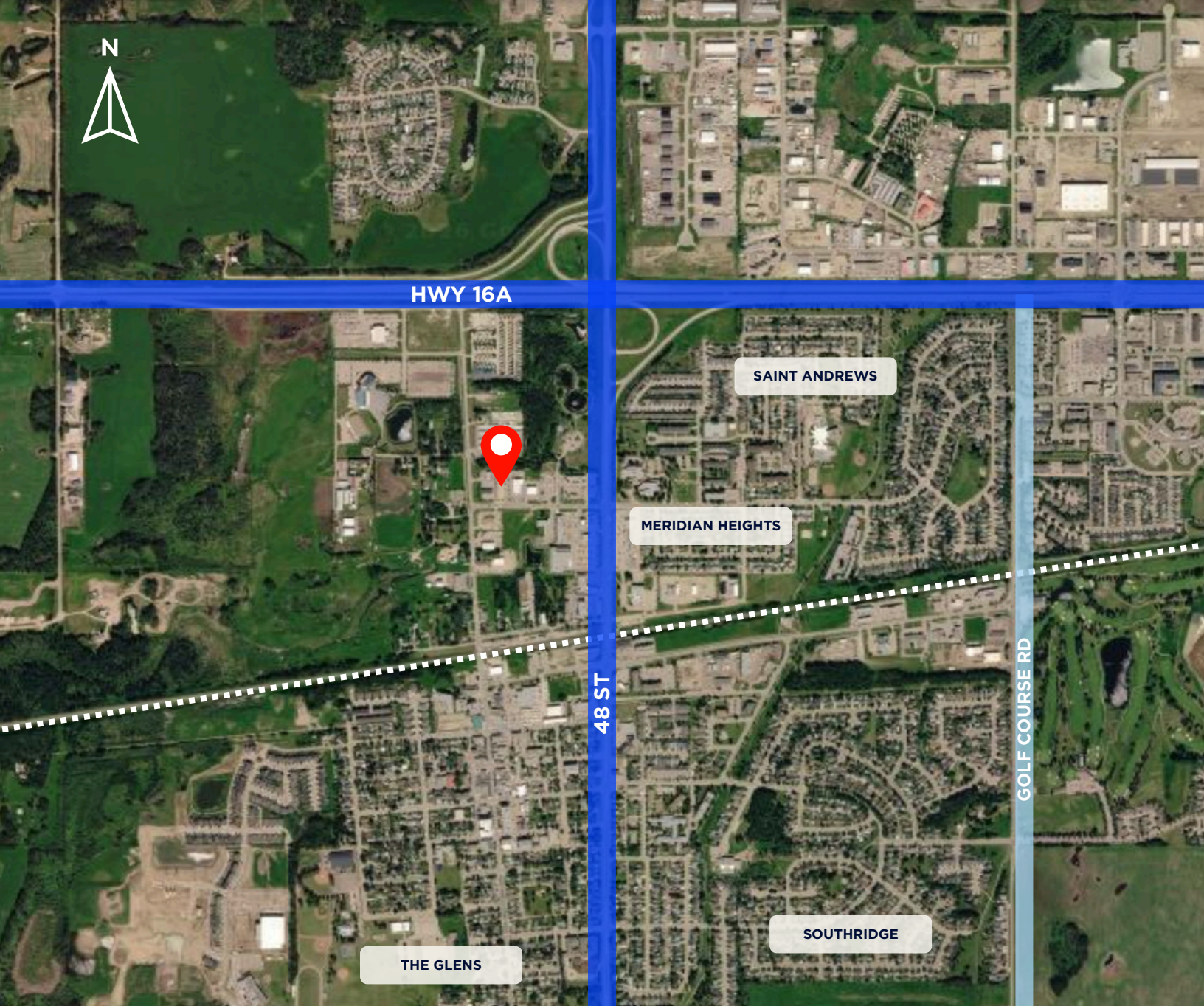
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