

\$175,000 - 8, 186007 Priddis Valley Road W, Priddis

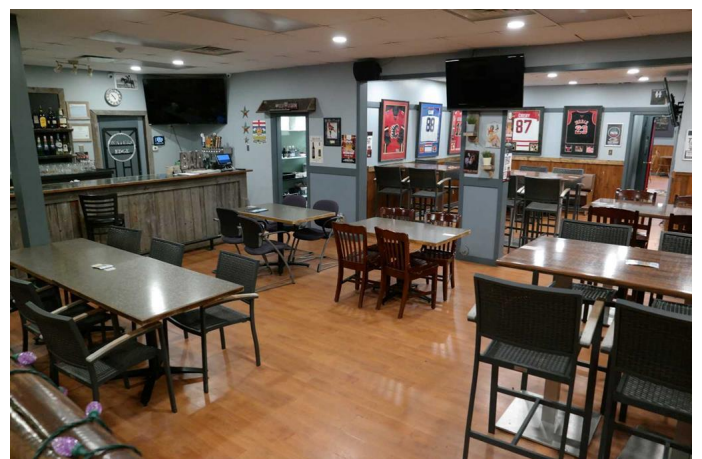
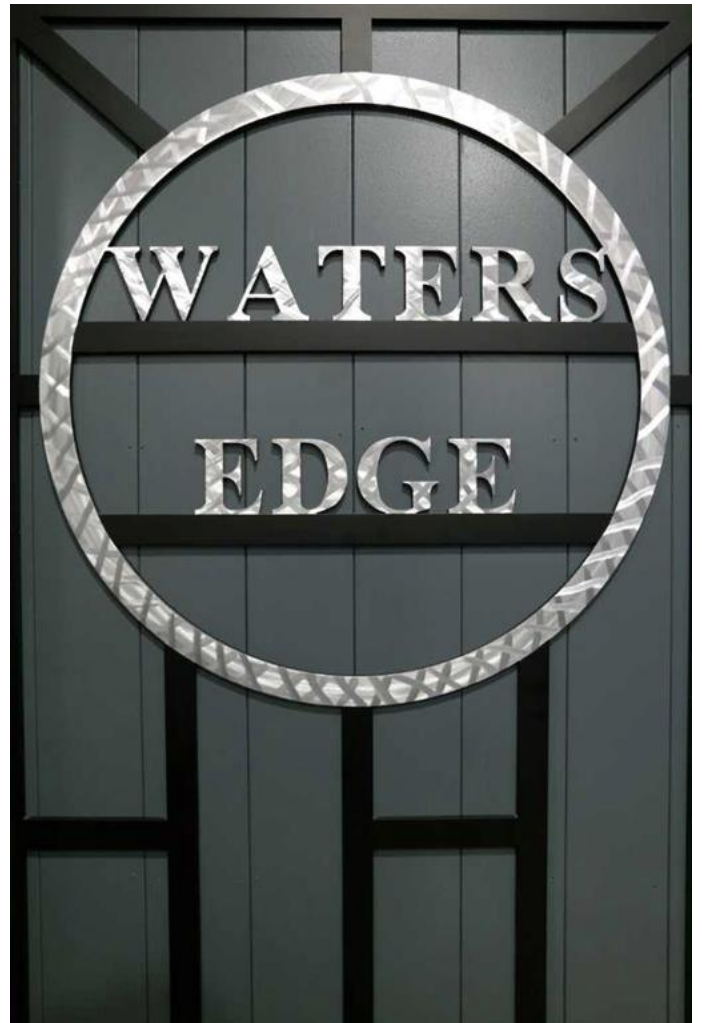
MLS® #A2127987

\$175,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Priddis, Alberta

If you are from the area, you are most likely familiar with Waters Edge Pub & Cafe nestled in the Hamlet of Priddis. The owners have adjusted their price to make this a fantastic opportunity for you! For the past 5 years the current owners made this establishment the "go-to" location for great food, entertainment and private catered events. Patrons can enjoy morning breakfast and coffee and a slice of fresh baked loaf to go, lunch midday, or stop for a meal and beverage at the end of a full day of adventure in the great outdoors (Bragg Creek Recreation Area is only 20 minutes to the West). There are also nights of music bingo, live music, paint and sip along with daily menu specials. The business has grown! The restaurant and pub are currently open 5 days a week so there are 2 more days of opportunity that await your creativity. The current menu is mainly Western. The pizza is one item always in demand and the pizza room is conveniently located on the pub side. The equipment is well maintained. There is potential to run VLTs. In the warmer months there is room on the front veranda for more patrons. The owners also do catering, host private functions and are involved in 2 hot lunch programs at neighboring schools. The Priddis Community Association also hosts many events with patrons hitting Waters Edge before and/or after the functions. With the growth of Calgary and the surrounding areas, there has been an increase in patrons. Growth is evident as you drive into Priddis and Calgary



is only 15 minutes away! This should be a location to consider if you are looking to run your own pub/restaurant/cafe. Continue with what the current owners have established or add your own twist. Call your Realtor® to set up a viewing. View the Website for the menu and more information.

Built in 1994

Essential Information

MLS® #	A2127987
Price	\$175,000
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	8, 186007 Priddis Valley Road W
Subdivision	NONE
City	Priddis
County	Foothills County
Province	Alberta
Postal Code	T0L 1W1

Additional Information

Date Listed	May 4th, 2024
Days on Market	311
Zoning	CMC

Listing Details

Listing Office	CIR Realty
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