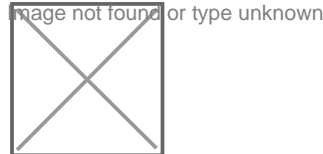


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## FOOD & BEVERAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale




**Location**  
Ponoka, Alberta



**Listing ID:**  
25606

**MLS ID:**  
A2137215

**\$385,000**



 **JANE WIERZBA**  
 (403) 358-8770

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 403-783-5007

 5026 51 Avenue , Ponoka , Alberta T4J 1S4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 84
<b>Business Name</b> The Raspberry Patch	<b>Business Type</b> Food & Beverage	<b>Zoning</b> C1
<b>Subdivision</b> Central Ponoka	<b>Nearest Town</b> Ponoka	<b>Building Type</b> Free-Standing,Mixed Use,Retail,See Remarks,Walk-up
<b>Year Built</b> 1970	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> RN7	<b>Building Area (Sq. Ft.)</b> 1936.00
<b>Building Area (Sq. M.)</b> 179.86	<b>Lot Size (Sq. Ft.)</b> 2400	<b>Lot Size (Acres)</b> 0.06
<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air
<b>Access to Property</b> Back Alley Access,Front and Rear Drive access,Paved Road	<b>Inclusions</b> Please see Inventory List	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents,Plot Plan		

This excellent business opportunity is ready for new owners! The Raspberry Patch is a fully functional, custom catering and storefront bakery/restaurant in the heart of Central Alberta. This turn-key venture will include the business, the building, bakery appliances and equipment, as well as a complete inventory list that includes everything required to run a successful business. The store has seen some quality upgrades over the years, which offers a great street appeal, and includes an exterior refacing of the storefront. The windows were replaced, as well as new siding, rock fascia, and awning. The exterior of the building was repainted along with new downspouts and some repairs to the roof recently. The interior was also repainted in 2017 and vinyl plank flooring was installed in the dining area. During 2021 the bathroom and service area were renovated and the license changed to a full service restaurant that now comfortably seats 24 patrons. Other upgrades include a new rear furnace (2022), new hi-efficiency water heater (2023) and all LED light fixtures (2023). New sewer and water lines were installed (2023) after the Town of Ponoka did extensive improvements to the street. This going concern is located on a revitalized street in a high traffic area. There is access for customers through the front door and street parking stalls in front of the business as well. The alley behind allows for access directly into the back of the store for loading or unloading. This turn-key business with catering contracts, a transport truck, massive inventory list and a high volume of goodwill; will perform to the highest standard in the catering world. No better time to be your own boss than now!

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