

# \$199,950 - 1119 2 Street W, Brooks

MLS® #A2186868

**\$199,950**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown, Brooks, Alberta

An incredible opportunity awaits with this established Ricky's™ Restaurant in the thriving community of Brooks, Alberta. Opened in 2022 and extensively renovated to an immaculate standard, this 4,530 sq. ft. restaurant is perfectly positioned to serve both locals and travelers. Conveniently connected to the lobby of the Motel 6, it offers seamless access and additional benefits such as room service throughout the motel, enhancing guest convenience and driving consistent business. The restaurant boasts a seating capacity of 192 and enjoys a diverse customer mix, with 70% being loyal locals and 30% travelers. Its lounge features three VLTs, which provide a steady cash flow and an appealing entertainment option. Operating daily from 7 a.m. to 9 p.m., the business captures a steady stream of traffic throughout the day. A new lease will be negotiated alongside the offer to purchase, ensuring flexibility for potential buyers. Whether you are considering a share or asset sale, this turnkey operation combines a trusted brand, an unbeatable location, and a strong customer base. This is your chance to own a thriving restaurant in an excellent location. Don't miss this exceptional investment opportunity!

Built in 2022

## Essential Information

MLS® #                      A2186868



Price	\$199,950
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	1119 2 Street W
Subdivision	Downtown
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0N9

### Additional Information

Date Listed	January 14th, 2025
Days on Market	123

### Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.