

# \$720,000 - 9925 100 Street, Sexsmith

MLS® #A2262704

**\$720,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

NONE, Sexsmith, Alberta

Turn-Key Restaurant Opportunity on Historic  
Main Street, Sexsmith

This exceptional 4,000 sq. ft. commercial property, built in 2011, offers an incredible opportunity in the heart of downtown Sexsmith. Perfectly situated on the town's historic main street, this modern yet charming building currently operates as a highly successful restaurant and is fully equipped for immediate use.

Inside, you'll find large, inviting dining areas with seating licensed for up to 126 patrons – ideal for casual dining, events, or expanding into new concepts. The space features top-quality commercial kitchen equipment, including everything required to start operations from day one. Ample storage space, a walk-in cooler, and a walk-in freezer provide exceptional functionality for any food service business.

The property's downtown location provides excellent visibility and steady foot traffic, surrounded by other thriving local businesses. Whether you're looking for a turn-key operation, an investment with a strong tenant in place, or a space for your own culinary venture, this property delivers outstanding potential.

Currently leased to a successful restaurant, with possession negotiable or the option for the tenant to remain, this is a rare opportunity to own a premium commercial asset in one of the region's most charming and active



small-town settings.

Built in 2011

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2262704   |
| Price      | \$720,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.14       |
| Year Built | 2011       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9925 100 Street                 |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

### Exterior

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 27                |
| Zoning         | C-1               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.