

\$0 - 60120 Hwy 831, Waskatenau

MLS® #E4462311

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Waskatenau, Waskatenau, AB

Presenting a prime commercial sublease opportunity in the heart of Smoky Lake. The space offers 3,200 square feet, currently set up as a café and restaurant with a fully equipped commercial kitchen, front service area & a dedicated retail section. The space is open-concept & flexible, making it suitable for a wide range of business uses including a daycare, professional office, retail shop, or food service operation. This property features a large outdoor area, ideal for patio seating, play space, or customer engagement activities, and is supported by ample on-site parking for both staff and patrons. Its location and layout provide excellent visibility and accessibility within the community. With a welcoming & functional layout, existing infrastructure, and a warm atmosphere, this space offers a turnkey opportunity for a new business to launch or an existing operation to expand. Sublease terms are negotiable, and the property is available for immediate occupancy. Serious inquiries only.

Built in 2000

Essential Information

MLS® #	E4462311
Lease Rate	\$1,000
Bathrooms	0.00



Acres	0.00
Year Built	2000
Type	Retail
Status	Active

Community Information

Address	60120 Hwy 831
Area	Waskatenau
Subdivision	Waskatenau
City	Waskatenau
County	ALBERTA
Province	AB
Postal Code	T0A 3P0

Exterior

Exterior	Wood Frame, Steel Frame
Construction	Wood Frame, Steel Frame

Additional Information

Date Listed	October 16th, 2025
Days on Market	15
Zoning	Zone 60

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Listing information last updated on October 31st, 2025 at 12:02am MDT