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## 14 RAILWAY AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lomond, Alberta



**Listing ID:**  
29259


**MLS ID:**  
A2192411

**\$300,000**



 **ZACH TERLIER**  
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 Real Broker  
 855-623-6900

 14 Railway Avenue S, Lomond , Alberta T0L 1G0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 144	<b>Zoning</b> Non-Res-Improved Commerci
<b>Subdivision</b> NONE	<b>Year Built</b> 1951	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 918AY
<b>Building Area (Sq. Ft.)</b> 3261.00	<b>Building Area (Sq. M.)</b> 302.95	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Title	

For sale, a fully equipped turn-key restaurant and bar at 14 Railway Avenue South, Lomond, Alberta. This property features a recently renovated kitchen, a rebuilt and extended bar area, triple-insulated front wall, new front windows and back security door, updated electrical work, industrial vinyl plank flooring, new furnace and air conditioning, and fresh paint throughout. The space includes a stainless steel kitchen ventilation system with vertical exhaust, a range guard automatic fire extinguisher system (installed in 2012), and new stairs. With a seating capacity of 53 in the restaurant and 47 in the lounge/bar, there is also potential for VLTs and off-sales. The property draws from a 6,000+ population and is located near local amenities including a firehall, Canada Post, library, UFA, bank, Coop supply and service, skating rink, and curling rink. Ongoing local developments include a solar farm and 80 windmills, with close proximity to K-12 schools. This is a fantastic opportunity to own a well-established, fully renovated restaurant and bar in a growing community.

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