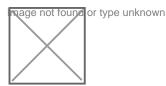


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

14 RAILWAY AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLomond, Alberta

Listing ID: 29259

MLS ID: A2192411

\$300,000



- △ ZACH TERLIER
- **(403)** 818-2896
- Real Broker
- **855-623-6900**
- 14 Railway Avenue S, Lomond , Alberta T0L 1G0

Transaction Type

Days On Market

Zoning

For Sale

210

Non-Res-Improved Commerci

Subdivision

Year Built

Structure Type

NONE

1951

Retail

Property Type

Property Sub Type

Legal Plan

Commercial

Retail

918AY

Building Area (Sq. Ft.)

Building Area (Sq. M.)

3261.00

Inclusions

302.95

N/A

Restrictions None Known Reports 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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