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38534 RANGE ROAD 25A FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Benalto, Alberta


Listing ID:
29990


MLS ID:
A2205826

\$895,000



 **GLEN GOODALL**
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 38534 Range Road 25A , Benalto , Alberta T0M0H0

Transaction Type For Sale	Days On Market 95	Zoning Commercial
Subdivision NONE	Building Type Commercial Mix	Year Built 2015
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1721156	Building Area (Sq. Ft.) 2798.00	Building Area (Sq. M.) 259.94
Inclusions Kitchen Equipment, Appliances.	Restrictions None Known	Reports None,RPR

IT'S AVAILABLE!! THE RENOWNED CARVELLA CAFE BUILDING IN BENALTO! This amazing opportunity could be yours. The 2000 square foot main floor offers the restaurant, along with a full kitchen, 2 bathrooms, an office, and large storage room. Extensive upgrades, including lighting, water softener, high end Wolf ovens, custom doors, etc. If you have ever been to the famous Carvella Cafe you will appreciate the elegance and charm this location offers with a peaceful setting and mountain views. The potential for this location is endless with ample asphalt parking on the 1 acre parcel. Visitors have come from far and wide to experience the charm and atmosphere of the Carvella Cafe. Set up to move in and open up. Not interested in the business? The restaurant could be converted into a personal residence or for Airbnb rentals. Above the restaurant you will enjoy the added bonus of a fantastic high end living quarters. This 800 square foot 1 bedroom residence is fully renovated with new appliances (still with extended warranty) and all the extras. A perfect place to live while you run your business below, rent out as an Airbnb or run a Bed and Breakfast. Did I mention the endless potential? In addition there is a BRAND NEW 32x28 triple detached and heated garage with metal clad walls and a drain. Plenty of extra storage. The list is endless. Access off the new double lane divided highway (soon to reach Rocky Mountain House, and Mountain recreation access.) Walking distance to the Benalto pro rodeo and 10 minutes from Sylvan Lake. This opportunity is awaiting a new owner to take it to the next level! OPPORTUNITY KNOCKS!!

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