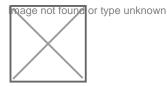


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

320 RAILWAY AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Granum, Alberta Listing ID: 30175

MLS ID: A2211609

\$799,000



A RICK BRADEN

(403) 327-2221

☑ RE/MAX REAL ESTATE - LETHBRIDGE

403-327-2221

320 Railway Avenue , Granum , Alberta T0L 1A0

Transaction Type

For Sale

Title

Fee Simple

Zoning

NR-Commercial

Subdivision

NONE

Structure Type

Flex

Property Sub Type

1904

Retail

Year Built

Legal Plan

961J

Building Area (Sq. M.)

224.36

Footprint (Sq. Ft.)

2415

Foundation

Restrictions

Poured Concrete

Heating

Forced Air, Natural Gas

Reports

None Known Aerial Photos, Chattel/Equipment

Days On Market

78

Building Type

Street Level Storefront

Property Type

Commercial

Building Area (Sq. Ft.)

2415.00

Roof

Flat Torch Membrane

Inclusions

Most furnishings and restaurant

equipment. See Lister for list of assets.

Step into a magical space - a space that's ready for a chef who's looking to make their mark. This completely redecorated and updated building has incredible touches of both hominess and whimsy. With funky nooks for dining and visiting – exposed brick walls, timber beams and hardwood floors, tin ceilings, and leather benches – it's designed for the comfort and entertainment of visitors. There's even an elevated level for private gatherings that features unique décor and exceptional bench seating. From equipment to dishes, everything you need to open your own restaurant is already here and comes with the building. To make things even more affordable and convenient – there is a back area currently used as a baking kitchen filled with sunshine ... perfect for ice cream sales in the summer. With a bathroom and washer/dryer, this space could be easily doored off as a private suite. Downstairs has a ton of room for storage and houses the newer furnace and hot water heater. While the artwork and the clocks are part of the owner's private collection, everything is negotiable. Making things even more appealing is an adorable, attached 600 plus square foot two-bedroom, one bath, fully-renovated and furnished suite. It comes with washer dryer, dishwasher, tv, sofa and chair, fridge, stove and microwave. This space is currently rented and generating income. The original building has been completely re-done. All windows and doors have been replaced, the roof has been insulted to R-40 standards and the roof covering has been replaced. This is truly a unique, turnkey opportunity to walk in and start cooking. It's a location that's waiting for a creative chef, someone with a vision and the ability to market this special place and find out what it could really be. A destination dining experience... in a rural setting, in the hamlet of Granum, Alberta.

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