

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



 **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	Days On Market 78
Zoning NR-Commercial	Subdivision NONE	Building Type Street Level Storefront
Year Built 1904	Structure Type Flex	Property Type Commercial
Property Sub Type Retail	Legal Plan 961J	Building Area (Sq. Ft.) 2415.00
Building Area (Sq. M.) 224.36	Footprint (Sq. Ft.) 2415	Roof Flat Torch Membrane
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Inclusions Most furnishings and restaurant equipment. See Lister for list of assets.
Restrictions None Known	Reports Aerial Photos,Chattel/Equipment	

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 insulated 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.