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406 1 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grassy Lake, Alberta



Listing ID:
33688


MLS ID:
A2281046

\$450,000



 **NEIL FRIESEN**
 (403) 308-2492

 **REAL BROKER**
 1855-623-6900

 406 1 Street S, Grassy Lake , Alberta T0K 0Z0

Transaction Type For Sale	Days On Market 85	Zoning Commercial
Subdivision NONE	Year Built 2016	Structure Type Other
Property Type Commercial	Property Sub Type Business	Legal Plan 4555S
Building Area (Sq. Ft.) 2280.00	Building Area (Sq. M.) 211.82	Roof Asphalt Shingle
Foundation Poured Concrete	Heating Central,Natural Gas	Inclusions Ask for List
Restrictions None Known	Reports Aerial Photos,Title	

Here is an excellent opportunity to own a well-established, turnkey bakery and restaurant in the welcoming community of Grassy Lake. Situated on a spacious half-acre lot with highway frontage, this modern building is just 10 years old and showcases true pride of ownership throughout. The property is exceptionally clean, well maintained, and thoughtfully laid out for efficiency. The inviting dining room comfortably seats 20 guests, while the functional kitchen design includes a dedicated prep room that allows for smooth workflow and high production capacity. A significant portion of the business revenue is generated through wholesale production and deliveries to local retailers, ensuring consistent cash flow that is not impacted by the Highway 3 bypass. This provides a stable foundation for continued success, with ample opportunity for future growth and expansion. Whether you are looking to step into a proven business or expand your entrepreneurial portfolio, this turnkey operation offers outstanding potential in a thriving market.

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