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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

22

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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