

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.

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 FRIESSEN**
 (403) 308-2492

 **REAL BROKER**
 1855-623-6900

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

Transaction Type	Days On Market	Zoning
For Sale	22	Commercial
Subdivision	Year Built	Structure Type
NONE	2016	Other
Property Type	Property Sub Type	Legal Plan
Commercial	Business	4555S
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Roof
2280.00	211.82	Asphalt Shingle
Foundation	Heating	Inclusions
Poured Concrete	Central,Natural Gas	Ask for List
Restrictions	Reports	
None Known	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.

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.