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## 320 RAILWAY AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Granum, Alberta

**Listing ID:**  
34276

**MLS ID:**  
A2291029

**\$3,500**



 **RICK BRADEN**  
 (403) 327-2221

 RE/MAX REAL ESTATE - LETHBRIDGE  
 403-327-2221

 320 Railway Avenue , Granum , Alberta T0L 1A0

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Lease Amount</b> 3500.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> NR-Commercial
<b>Subdivision</b> NONE	<b>Building Type</b> Street Level Storefront	<b>Year Built</b> 1904
<b>Structure Type</b> Flex	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 961J	<b>Building Area (Sq. Ft.)</b> 1522.00	<b>Building Area (Sq. M.)</b> 141.40
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> Most furniture and equipment required to run a restaurant.	<b>Restrictions</b> None Known	<b>Reports</b> Chattel/Equipment

If you've ever dreamed of creating a restaurant that's truly your own, this beautifully restored space offers the perfect canvas. Located just south of Calgary in the hamlet of Granum, this character-filled building blends historic charm with modern updates and is ready for its next culinary story. Inside, the dining areas are full of warmth and personality—exposed brick, timber beams, hardwood floors, tin ceilings, and comfortable leather bench seating create inviting nooks designed for relaxed dining and conversation. An elevated area provides a distinctive space ideal for private dinners, small events, or chef's table experiences. Nearly everything is already in place to bring your concept to life. From kitchen equipment to dishes and service essentials, this is a rare turnkey opportunity where you can walk in and begin creating immediately. (Artwork and clocks are part of the owner's private collection; most other items are negotiable.) The original building has undergone extensive upgrades, including new windows and doors, a roof insulated to R-40 standards with updated covering, and a newer furnace and hot water tank. The full basement offers generous storage and utility space. For the right chef, this is more than a restaurant space—it's an opportunity to build a destination. A place where diners will happily make the drive for something memorable, personal, and worth discovering.

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