

\$699,900 - 320 Railway Avenue, Granum

MLS® #A2211609

\$699,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Granum, Alberta

Step into a magical space - a space that's ready for a chef who's looking to make their mark.

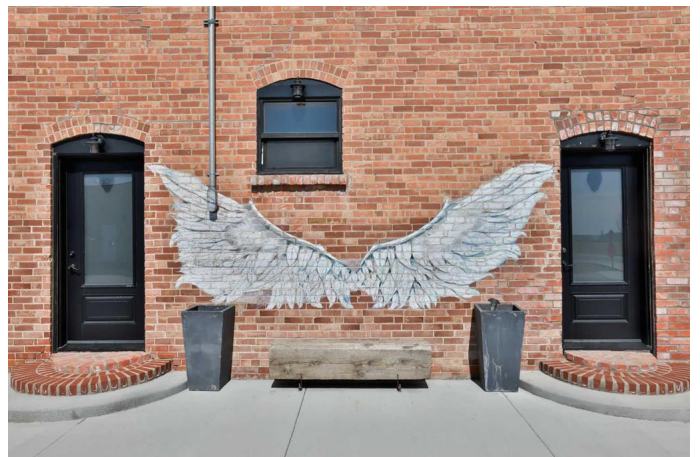
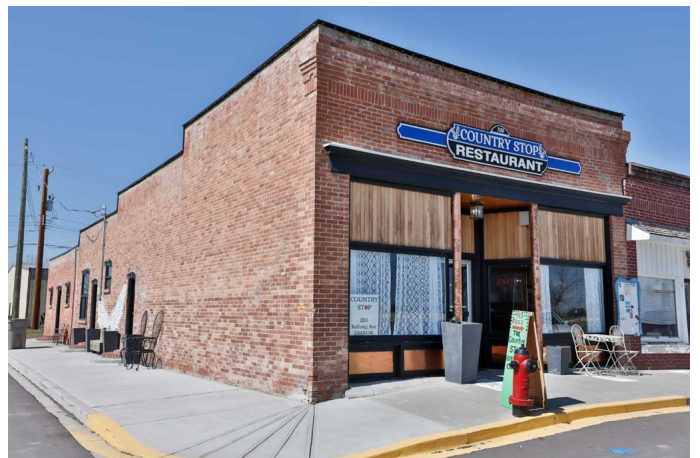
This completely redecorated and updated building has incredible touches of both hominess and whimsy. With funky nooks for dining and visiting - exposed brick walls, timber beams and hardwood floors, tin ceilings, and leather benches - it's designed for the comfort and entertainment of visitors.

There's even an elevated level for private gatherings that features unique decor 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.

Built in 1904

Essential Information

MLS® #	A2211609
Price	\$699,900
Bathrooms	0.00
Acres	0.00
Year Built	1904
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	320 Railway Avenue
---------	--------------------

Subdivision	NONE
City	Granum
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1A0

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Flat Torch Membrane
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	143
Zoning	NR-Commercial

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.