

# \$235,000 - 524 Centre Street, Rosemary

MLS® #A2157309

**\$235,000**

2 Bedroom, 1.00 Bathroom, 2,016 sqft  
Residential on 0.07 Acres

NONE, Rosemary, Alberta

Well established business complete with residence! The "Little Teapot Cafe & Bakery" is in the heart of the Rosemary community and has a great local customer base and support. The kitchen is a commercial grade facility with everything you need for a full service restaurant. At the rear of the building is a beautiful two bedroom suite complete with it's own kitchenette, bathroom, spacious living room and a private yard with shed. The cafe and residence can be accessed through separate entrances. Improvements to the property since the owner purchased it in 2018 include a new metal roof, all new windows, complete electrical upgrade, new drywall, new floor, fresh paint and updated bathrooms in the residence and restaurant. Don't miss out on this turnkey opportunity! Sale includes land, building, inventory/equipment and business.

Built in 1950

## Essential Information

MLS® #	A2157309
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,016
Acres	0.07
Year Built	1950



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	524 Centre Street
Subdivision	NONE
City	Rosemary
County	Newell, County of
Province	Alberta
Postal Code	T0J 2W0

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Other
Roof	Metal
Construction	Wood Frame, Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed	September 3rd, 2024
Days on Market	208
Zoning	C1

### **Listing Details**

Listing Office	EXP REALTY
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