

# \$799,000 - 320 Railway Avenue, Granum

MLS® #A2211609

**\$799,000**

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.

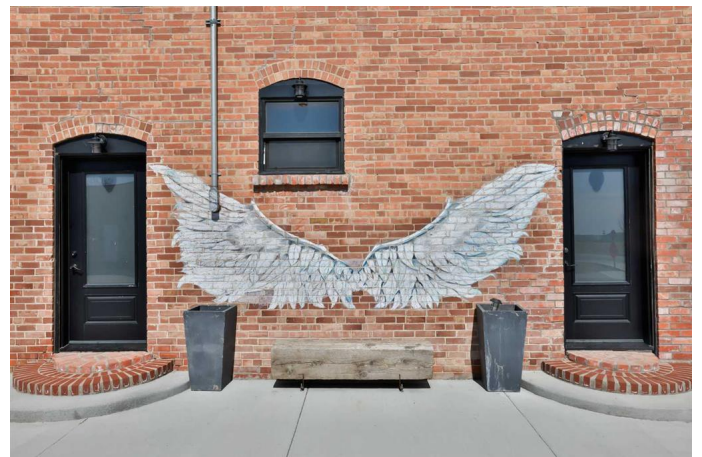
With a bathroom

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	\$799,000
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
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### **Exterior**

Roof	Flat Torch Membrane
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	9
Zoning	NR-Commercial

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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