

# \$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.

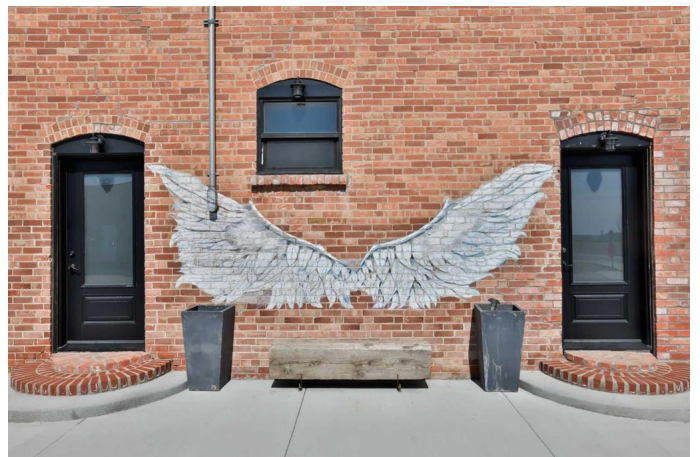
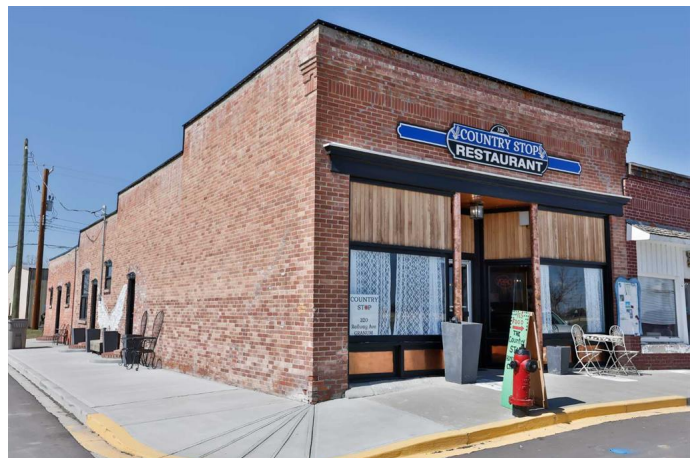
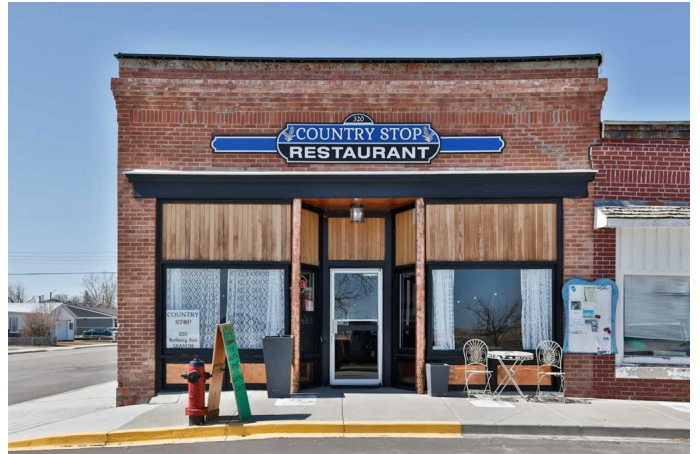
There's even an elevated level for private gatherings that features unique décor and exceptional bench seating. From equipment to dishes, everything you need to open your own restaurant is already here and comes with the building.

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. Itâ€™s a location thatâ€™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  
experienceâ€™ 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
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Subdivision	NONE
City	Gratum
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	69
Zoning	NR-Commercial

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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