

# \$859,000 - 320 Railway Avenue, Granum

MLS® #A2178805

**\$859,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Granum, Alberta

Here is your opportunity to own a restaurant building with living quarters in Granum at the junction of Highway 2 and Highway 519. This 1904 building has been reimagined in the 21st century with the charm of yesteryear and modern mechanicals. From the fir beams and ceiling to the exposed brick, this building has atmosphere. There is room for 40-60 patrons between the main floor and the loft which lends itself to larger groups. A small bar is located within the dining area as well as a bakery display/till section. The kitchen is split into two parts with a main cooking area out front and a baking& prep area in the back. There are two bathrooms for public use and one for private use. The two bedroom suite is accessed from the street and has also been fully updated while in keeping with the aesthetics of the building. This building has been extensively renovated with all mechanicals, structural and exterior aspects being brought up to code. Already it is one of the top focal components of a thriving community. Whether a bar/restaurant, or a completely different vision there is a ton of potential here!

Built in 1904

## Essential Information

MLS® #	A2178805
Price	\$859,000



Bathrooms	0.00
Acres	0.00
Year Built	1904
Type	Commercial
Sub-Type	Mixed Use
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**

Interior Features	Open Floorplan, See Remarks, Beamed Ceilings, Metal Counters, High Ceilings, Natural Woodwork, Separate Entrance, Sump Pump(s)
Heating	Forced Air, Central
Cooling	Full

### **Exterior**

Roof	Flat Torch Membrane, Rubber
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 26th, 2024
Days on Market	108
Zoning	Commercial/Residential

### **Listing Details**

Listing Office	MaxWell Capital Realty
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