

For Sale

14 Railway Avenue South | Lomond, Alberta
Well-Equipped TurnKey Restaurant

JUST REDUCED
Great Investment Opportunity



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Price	-\$300,000.00 \$240,000.00
Unit Size	3,261 SF (Includes Basement) Lot Size: 6,520 SF
Availability	Immediately
Zoning	Non-Res – Improved Commercial
Construction	Cinder Brick Walls
Lease Rate	Market
Op Costs + Property Taxes	Utilities \$1,150/month all-in \$ 1,698.51 (Est. 2024 Taxes)
Parking	Street + Additional in Back Lane
Year Built	1951 / 1954

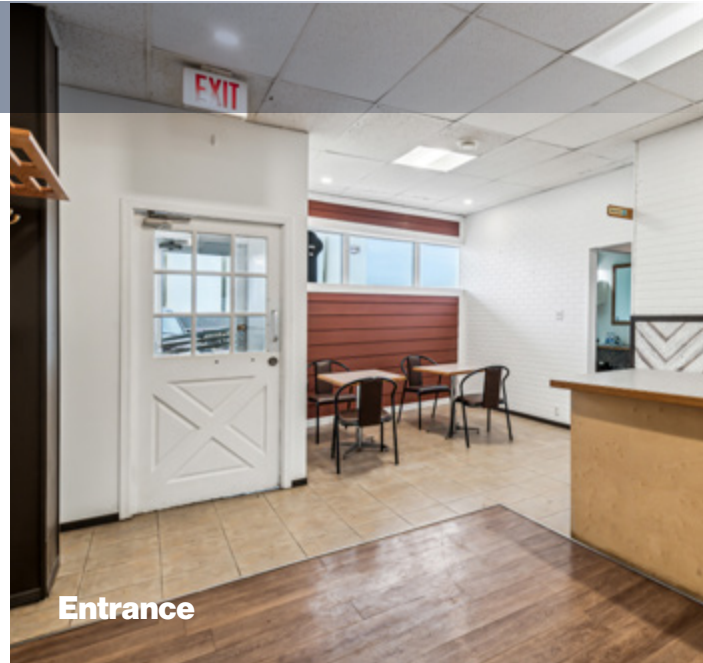
Highlights

- Fully equipped restaurant kitchen
- Recent renovations include:
 - Triple insulated front wall
 - New front windows
 - New back security door
 - New floors and wall paneling
 - Electrical work
 - Bar area rebuild and extension
 - New stairs
 - Fresh paint (interior and exterior)
 - Industrial vinyl plank flooring
 - New furnace and air conditioning
 - Stainless steel kitchen ventilation system with vertical exhaust and self-return
 - Range guard automatic fire extinguisher system (installed in 2012)
- Electrical system:
 - 100-amp panel with sub-panel
 - Recently upgraded electrical infrastructure
- Seating capacity:
 - Restaurant: 53 indoor seats
 - Lounge/Bar: 47 indoor seats
- Potential for VLTs and off-sales
- Draws from 6,000 +/- population in District
- Nearby amenities:
 - Firehall, Canada Post, Library, UFA, Bank, Coop Supply and Service (oil change), Skating Rink, Curling Rink
- Ongoing local developments:
 - Solar farm
 - 80 windmills
- Close proximity to K-12 schools

RESTAURANT



Main Dining Room



Entrance



Kitchen



Lobby



BAR / LOUNGE



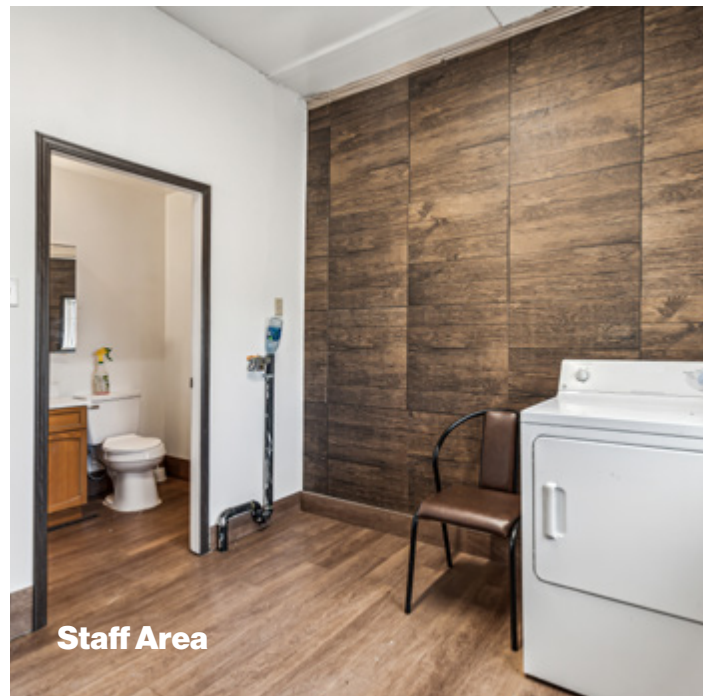
Lounge / Secondary Dining Room



Server Prep Area



Main Bathroom / Accessible



Staff Area



Utility / Storage



Street Front



Back Lane







Thank you for your Interest



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For more information, please contact one of our Associates.