# \$300,000 - 14 Railway Avenue S, Lomond

MLS® #A2192411

### \$300,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Lomond, Alberta

For sale, a fully equipped turn-key restaurant and bar at 14 Railway Avenue South, Lomond, Alberta. This property features a recently renovated kitchen, a rebuilt and extended bar area, triple-insulated front wall, new front windows and back security door, updated electrical work, industrial vinyl plank flooring, new furnace and air conditioning, and fresh paint throughout. The space includes a stainless steel kitchen ventilation system with vertical exhaust, a range guard automatic fire extinguisher system (installed in 2012), and new stairs. With a seating capacity of 53 in the restaurant and 47 in the lounge/bar, there is also potential for VLTs and off-sales. The property draws from a 6,000+ population and is located near local amenities including a firehall, Canada Post, library, UFA, bank, Coop supply and service, skating rink, and curling rink. Ongoing local developments include a solar farm and 80 windmills, with close proximity to K-12 schools. This is a fantastic opportunity to own a well-established, fully renovated restaurant and bar in a growing community.







Built in 1951

#### **Essential Information**

MLS® # A2192411 Price \$300,000

Bathrooms 0.00

Acres 0.00 Year Built 1951

Type Commercial

Sub-Type Retail Status Active

## **Community Information**

Address 14 Railway Avenue S

Subdivision NONE

City Lomond

County Vulcan County

Province Alberta

Postal Code T0L 1G0

#### **Additional Information**

Date Listed February 6th, 2025

Days on Market 256

Zoning Non-Res-Improved Commerci

## **Listing Details**

Listing Office Real Broker

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