

# \$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 | 185                       |
| Zoning         | Non-Res-Improved Commerci |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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