



GRASSROOTS
REALTY GROUP

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320 Railway Avenue
Granum, Alberta

MLS # A2290999



\$549,900

Division:	NONE
Type:	Retail
Bus. Type:	Food & Beverage
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Country Stop Restaurant
Size:	2,415 sq.ft.
Zoning:	NR-Commercial

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: -

Water: -

Sewer: -

Inclusions: Most furniture and restaurant equipment. Appliances in both residential suites.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Step into a truly magical space—one that’s ready for a chef, restaurateur, or entrepreneur looking to create something memorable. This beautifully restored and completely updated building blends historic charm with warmth and personality. Inside, guests are welcomed by exposed brick walls, timber beams, hardwood floors, tin ceilings, and comfortable leather bench seating. Thoughtfully designed dining nooks invite conversation, while an elevated level offers a distinctive space ideal for private gatherings, events, or chef’s table experiences. The opportunity here is truly turnkey. From kitchen equipment to dishes and service essentials, nearly everything needed to open and operate your own restaurant is already in place and included with the property. (Artwork and clocks are part of the owner’s private collection, though most other items are negotiable.) Adding flexibility and value, the property includes two additional developed living spaces. A private suite within the building features its own entrance along with a full bath, kitchen, washer, and dryer—perfect for an owner-operator or on-site manager. In addition, an attached 600+ square foot fully renovated and furnished two-bedroom suite offers excellent revenue potential. Currently rented and generating income, it includes appliances, furnishings, and in-suite laundry. The building itself has undergone extensive upgrades. The original structure has been fully redone with new windows and doors, a roof insulated to R-40 standards with updated covering, and a newer furnace and hot water tank. The spacious lower level provides ample storage and utility space. Located in the hamlet of Granum along the Highway 2 corridor between Calgary and Lethbridge, this property is ideally positioned to serve both rural communities and travellers moving through Alberta’s

cattle and farm country. For the right owner, it offers the rare chance to create a destination dining experience—one that draws guests from both nearby communities and the larger urban centres just up and down the highway. A unique property. A turnkey opportunity. And a place where vision, hospitality, and great food could turn this charming space into a true destination.