



GRASSROOTS
REALTY GROUP

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1916 10 Avenue
Spruce View, Alberta

MLS # A2303452

\$485,000

Division:	NONE
Type:	Business
Bus. Type:	Restaurant
Sale/Lease:	For Sale
Bldg. Name:	Tivoli Garden Cafe
Bus. Name:	Tivoli Garden Cafe
Size:	2,580 sq.ft.
Zoning:	CTC

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Restaurant equipment list.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.29 Acre

Lot Feat: -

Exceptional opportunity to acquire a well-maintained commercial property in the heart of Spruce View, Alberta, home to the long-standing Tivoli Garden Cafe. This property has been a staple in the community and surrounding Central Alberta region for over 20 years, offering strong visibility and consistent local traffic. Constructed in 1996, the building has been thoughtfully maintained and remains in excellent condition. Designed for food service, the property features a fully built-out commercial kitchen with updated equipment, allowing for seamless continued operation. The functional layout supports efficient workflow, with dedicated prep areas, ample storage, and customer seating. Outdoor patio space enhances seasonal capacity and customer experience. Ample on-site parking and convenient access further contribute to the property's appeal for both local clientele and visitors. Situated on a well-positioned 12,000 sq.ft. lot, this offering provides an excellent opportunity for investors or owner-operators seeking a quality commercial asset at a price point well below replacement cost. Whether continuing as a restaurant or repurposing for another commercial venture, this property delivers versatility, strong community presence, and longterm value. Spruce View is ideally positioned on Highway 5, with easy access to Sylvan Lake, Innisfail, Rocky Mountain House, Gleniffer Lake, and Dickson Dam — providing both a loyal local customer base and steady highway traffic year round.