



GRASSROOTS
REALTY GROUP

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406 1 Street S
Grassy Lake, Alberta

MLS # A2313938



\$427,500

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,280 sq.ft.
Zoning:	Commercial

Heating: Central, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: Request for List of Inclusions

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Here is an excellent opportunity to own a well-established, turnkey bakery and restaurant in the welcoming community of Grassy Lake. Situated on a spacious half-acre lot with highway frontage, this modern building is just 10 years old and showcases true pride of ownership throughout. The property is exceptionally clean, well maintained, and thoughtfully laid out for efficiency. The inviting dining room comfortably seats 20 guests, while the functional kitchen design includes a dedicated prep room that allows for smooth workflow and high production capacity. A significant portion of the business revenue is generated through wholesale production and deliveries to local retailers, ensuring consistent cash flow that is not impacted by the Highway 3 bypass. This provides a stable foundation for continued success, with ample opportunity for future growth and expansion. Whether you are looking to step into a proven business or expand your entrepreneurial portfolio, this turnkey operation offers outstanding potential in a thriving market. Seller is offering to do a partial Seller Financing deal as well. If you've been wanting to be your own boss, this place is definitely worth considering.