



**GRASSROOTS**  
REALTY GROUP

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**1208 RAILWAY Street**  
**Crossfield, Alberta**

**MLS # A2326293**



**\$550,000**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** CBD

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** KITCHEN EQUIPMENT

Restaurant/Commercial Building for Sale in Crossfield &ndash; Prime Downtown Location Excellent opportunity to own a well-located 2,000 sq. ft. restaurant/commercial building in the heart of downtown Crossfield. Property Features: Approximately 2,000 sq. ft. of main floor space Seating capacity for 65 guests Prime location on Railway Street with excellent visibility Situated next to a fitness center and close to a caf&eacute;, library, bank, and many other businesses Large basement offering abundant storage space Ideal for a restaurant, caf&eacute;, retail, office, or a variety of other business opportunities This is a great chance for business owners to stop renting and own their commercial property while building long-term equity. The central downtown location offers steady exposure and convenient access for customers. Don't miss this excellent investment and business ownership opportunity in the growing community of Crossfield!