



GRASSROOTS
REALTY GROUP

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**38534 Range Road 25A
Benalto, Alberta**

MLS # A2334050



\$835,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,798 sq.ft.

Zoning: Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Business Equipment Negotiable

****IT'S AVAILABLE! The Renowned Carvela Caf  Building in Benalto!**** An incredible opportunity to own one of Central Alberta's most recognizable and charming properties. The possibilities are truly endless. Continue its legacy as a destination restaurant, create a stunning wedding or event venue, host corporate retreats, open a boutique caf , establish a bed and breakfast, or even convert the building into a unique personal residence. The approximately ****2,000 sq. ft. main floor**** is perfectly designed for hospitality, featuring a welcoming dining area, a fully equipped commercial kitchen, two bathrooms, an office, and a large storage room. Extensive upgrades have been completed throughout, including updated lighting, a water softener, premium Wolf ovens, custom doors, and numerous additional improvements. Anyone who has experienced the famous Carvela Caf  knows the elegance, warmth, and character this property offers. Surrounded by peaceful countryside with beautiful mountain views, the setting has attracted visitors from near and far for years. Situated on a ****1-acre parcel**** with ample paved parking, the property is ready for its next chapter. Not interested in operating a restaurant? This versatile building offers countless alternative uses, including conversion to a private residence, Airbnb accommodations, or another commercial venture (subject to applicable approvals). Above the restaurant is an exceptional ****approximately 800 sq. ft. fully renovated one-bedroom residence**** featuring new appliances (still covered by an extended warranty) and high-end finishes throughout. Live comfortably while operating your business below, rent the suite as an Airbnb, or incorporate it into a bed and breakfast operation. Adding even more value is a ****brand-new 32' x 28' heated triple detached garage**** with durable metal-clad

walls and a floor drain. It offers outstanding storage and workspace and could even provide additional space for larger events. Location is another major advantage. The property enjoys direct access from the new divided highway with pavement right to the front door, providing excellent visibility and convenient access toward Rocky Mountain House and the surrounding mountain recreation areas. It's within walking distance of the famous Benalto Pro Rodeo and only ****10 minutes from Sylvan Lake****. Whether you're an entrepreneur, investor, or visionary looking for your next project, this one-of-a-kind property is ready for a new owner to take it to the next level.

****Opportunity truly knocks!****