



18 Centre Street Derwent AB

\$92,500

MOTIVATED SELLER! Move out of the hustle & bustle of the city to this friendly rural community of Derwent where opportunity abounds. Centrally located in East Central Alberta between Two Hills, Vermilion and Elk Point, this community borders Hwy 45 and offers privacy and great quality of life. Start your own restaurant or business in this well-maintained building on Centre Street which was operating as a cafe until March/20 (Covid-19). The 1736 sq.ft. building with full cement basement features retail space, 2 large display windows, 26 seat restaurant with tables/chairs, counters, kitchen with appliances, stainless steel prep tables, office/board room and 2 bathrooms. The building has seen many upgrades over the past few years, including plumbing, electrical, drywall & insulation, heating, metal roof and much more. This property would also make great living accommodations (permitted use) with a little re-design. Older garage included. Priced for quick sale! GST may be applicable.

Listing Presented By:



Originally Listed by:
Lakeland Realty

teamlakeland@telus.net
<http://www.lakelandrealty.ca>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net