

Courtesy Of Shirley D Harms Of Lakeland Realty

## \$92,500 - 18 Centre Street, Derwent

MLS® #E4326000

**\$92,500**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Derwent, Derwent, AB

**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 & 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! 2024 Taxes only \$695.21. GST may be applicable.

Built in 1950

### Essential Information

MLS® #	E4326000
Price	\$92,500



Bathrooms	0.00
Acres	0.00
Year Built	1950
Type	Retail
Status	Active

### **Community Information**

Address	18 Centre Street
Area	Derwent
Subdivision	Derwent
City	Derwent
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### **Exterior**

Exterior	Wood Frame
Roof	See Remarks
Construction	Wood Frame

### **Additional Information**

Date Listed	February 1st, 2023
Days on Market	799
Zoning	Zone 60

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Listing information last updated on April 10th, 2025 at 12:32am MDT