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	920
Zoning	Zone 60

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Listing information last updated on August 9th, 2025 at 2:47am MDT