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## 101 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Delia, Alberta



**Listing ID:**  
26771

**MLS ID:**  
A2169642

**\$75,000**



 **RAELENE NICHOL**  
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 101 Main Street , Delia , Alberta T0J 0W0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 288
<b>Zoning</b> C-2	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing
<b>Year Built</b> 2018	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 545AY	<b>Building Area (Sq. Ft.)</b> 1346.80
<b>Building Area (Sq. M.)</b> 125.12	<b>Lot Size (Sq. Ft.)</b> 11700	<b>Lot Size (Acres)</b> 0.27
<b>Construction Type</b> Vinyl Siding,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Piling(s)
<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Corner Lot,Street Lighting
<b>Access to Property</b> Visual Exposure	<b>Inclusions</b> Cooler, shelving, counter	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans		

This Commercial Building located on Main Street Delia, built in 2018, 56 x 24 sq ft, laminate flooring throughout, nice wall paneling, western decor, that gives it a County Fee!. The building is designed to have two separate business locations with a shared bathroom. The front of the building offers main street visibility, ramp for easy access into the building, retail space 28x22, counter/ work desk, ceiling hangers, barn door and 9x12 storage space. There is a side access to the 2nd business space 15 x22 that offers great view of Handhills and street parking. This property is situated on a corner lot 30x 130. Plus, 2 other lots, 30 x 130 that can be subdivided. This building is placed on metal pilings therefore is moveable. This Property has Endless of Possibilities, for retail space, office space, leasing or moving the building to another location, subdividing the lots or Just your Dream of having your Own Business.

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