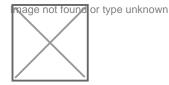




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 19 BROADWAY N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Raymond, Alberta

Listing ID: 27146

MLS ID: A2184291

\$534,000



- △ NERIZA WALLACE
- **2** (403) 320-6411
- SUTTON GROUP LETHBRIDGE
- **403-320-6411**
- 19 Broadway N, Raymond , Alberta T0K2S0

Transaction Type Title Days On Market

For Sale Fee Simple 234

Zoning Subdivision Building Type

Commercial Mix,Mixed Use,Office
NONE

Commercial Mix,Mixed Use,Office

Building

Year BuiltStructure TypeProperty Type2000Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 0310080 3427.19

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

318.39 6241 0.14

Inclusions Restrictions Reports

N/A Non-Smoking Building Floor Plans,RPR with Compliance,Title

Tremendous opportunity to purchase a mixed-use commercial building fully leased in the heart of downtown Raymond. This prime location on the main street has great exposure and curb appeal. The building was renovated 5 years ago with a total of 3427 sqft and is divided into 3 units all with their own separate entrances and an ample amount of parking in front. All 3 units are generous in size, all with their own 2pc bathrooms and storage. The left, north side unit (A) has 3 offices, a reception area plus back door access to the backyard space. The middle unit (B) has an open plan dining area, a large serving counter with display and storage cabinets plus a fully equipped kitchen in the back. The right, south end unit (C) is the largest of them all with an open reception and retail display area with 3 offices, a storage and utility room, staff area plus a sizable examining room. Investors, this property offers steady income with long-term tenants in a desirable location with many local amenities just steps away. Call your REALTOR® today to view your next investment.

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