

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

\$527,900



 **NERIZA WALLACE**
 (403) 320-6411

 **SUTTON GROUP - LETHBRIDGE**
 403-320-6411

 19 Broadway N, Raymond , Alberta T0K2S0

Transaction Type For Sale	Title Fee Simple	Days On Market 426
Zoning Commercial	Subdivision NONE	Building Type Commercial Mix,Mixed Use,Office Building
Year Built 2000	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0310080	Building Area (Sq. Ft.) 3427.19
Building Area (Sq. M.) 318.39	Lot Size (Sq. Ft.) 6241	Lot Size (Acres) 0.14
Inclusions N/A	Restrictions Non-Smoking Building	Reports Floor Plans,RPR with Compliance,Title

Exceptional investment opportunity to acquire a fully leased mixed-use commercial building in the heart of downtown Raymond. Ideally positioned on the town's main street, this high-exposure property offers strong curb appeal, excellent visibility, and convenient on-site parking. Renovated approximately six years ago, the building comprises 3,427 sq.ft. and is thoughtfully divided into three self-contained commercial units, each with its own private entrance, 2-piece bathroom, and dedicated storage—an ideal configuration for long-term tenancy and operational flexibility. Unit A (North) features three private offices, a welcoming reception area, and rear access to additional outdoor space. Unit B (Centre) offers an open-concept dining area, a large service counter with display and storage cabinetry, and a fully equipped commercial kitchen. Unit C (South) is the largest unit, boasting an open reception and retail display area, three offices, staff and utility rooms, plus a spacious examination or consultation room. This well-maintained property delivers consistent income from established tenants and presents excellent long-term potential in a walkable, amenity-rich downtown setting. A solid addition to any investment portfolio. Contact your REALTOR® today for further details or to arrange a private viewing.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.