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## 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**  
 (403) 320-6411

 SUTTON GROUP - LETHBRIDGE  
 403-320-6411

 19 Broadway N, Raymond , Alberta T0K2S0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 234
<b>Zoning</b> Commercial	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building
<b>Year Built</b> 2000	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0310080	<b>Building Area (Sq. Ft.)</b> 3427.19
<b>Building Area (Sq. M.)</b> 318.39	<b>Lot Size (Sq. Ft.)</b> 6241	<b>Lot Size (Acres)</b> 0.14
<b>Inclusions</b> N/A	<b>Restrictions</b> Non-Smoking Building	<b>Reports</b> 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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