

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.

101 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rockyford, Alberta



Listing ID:
27196


MLS ID:
A2185563

\$224,900



 **LASHAUN ANDREWS**
 (403) 850-4593

 RE/MAX First
 403-278-2900

 101 Main Street , Rockyford , Alberta T0J 2R0

Transaction Type For Sale	Days On Market 519	Zoning C
Subdivision NONE	Nearest Town Strathmore	Building Type Commercial Mix,Home-Based,Mixed Use,Retail,See Remarks
Year Built 1950	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 5728CC	Building Area (Sq. Ft.) 3155.00
Building Area (Sq. M.) 293.11	Inclusions Everything is optional to stay	Restrictions Historic Site
Reports		
Title		

Back on the Market as buyers not able to waive conditions! This prime retail/commercial property, located on a highly visible corner, offers over 3,000 sq. ft. of versatile space with immense potential for various business uses. The building includes multiple entrances, including a south-facing garage door and a back shipping/receiving door, providing excellent accessibility for customers, deliveries, and staff. It features a flexible layout that can be adapted for a large open retail area, separate office suites, or a combination of both, plus a fully functional 2-bedroom living suite with a kitchen, living room, and full bath, ideal for a live/work setup. Previously used as a working bay for seller's personal automotive's and, before that, as an Agricultural Parts Store, the building was renovated in 1992 and remains in good condition. Additional storage or parking is available with a cement pad at the rear. With the potential to divide the space into smaller units for extra income or use it as one large space. .This property is a rare find with endless possibilities. Whether you're looking to start a new business, expand an existing one, or simply want to live and work in the same location, the potential here is incredible – all at an attractive price! Note heating is Propane (tank is owned by seller and comes with purchase) but can easily be hooked back up to Gas.

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.