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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**
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 403-278-2900

 101 Main Street , Rockyford , Alberta T0J 2R0

Transaction Type	Days On Market	Zoning
For Sale	374	C
Subdivision	Nearest Town	Building Type
NONE	Strathmore	Commercial Mix, Home-Based, Mixed Use, Retail, See Remarks
Year Built	Structure Type	Property Type
1950	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	5728CC	3155.00
Building Area (Sq. M.)	Inclusions	Restrictions
293.11	Everything is optional to stay	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.

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