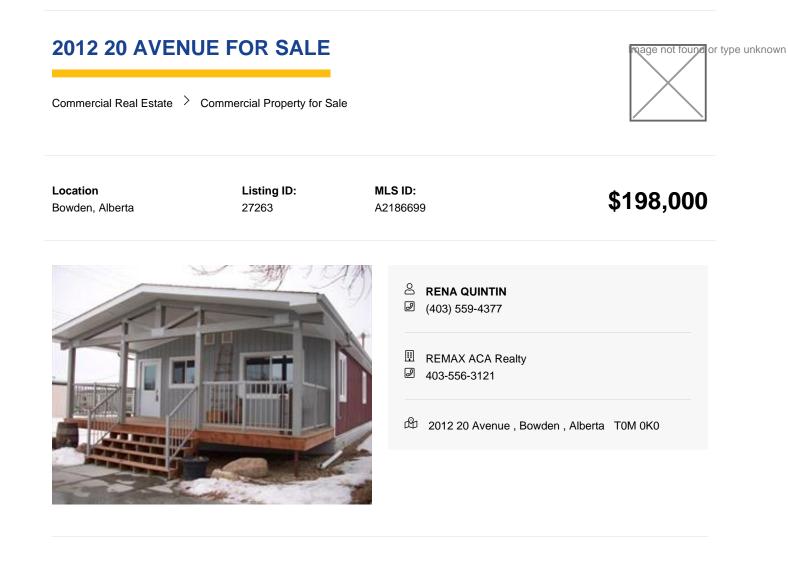


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Transaction Type For Sale	Days On Market 171	<b>Zoning</b> C1
Subdivision NONE	Structure Type Other	Property Type Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use Building Area (Sq. M.)	2412023 Roof	1112.00 Foundation
103.31	Asphalt Shingle	Piling(s)
Heating	Access to Property	Inclusions
Forced Air,Natural Gas	Direct Access	n/a
Restrictions	Reports	
None Known	Other Documents	

Opportunity is knocking on Main Street Bowden to run your own business. Fully Developed with over 1100 square feet that has had a paint refresh, vinyl plank flooring and new windows. As you enter the front door you are met with a large open area with many windows and a bank of cupboards with plenty of counterspace and a sink. Beyond that you will find two washrooms, the mechanical room and a good sized flex space with a rear door. Great curb appeal with the 10x30 covered deck. Flexible Zoning allows for many different uses. Excellent exposure with lots of street parking as well as additional parking space in the rear yard. Bowden is a growing community that is ideally situated on the QEII HWY between Calgary and Red Deer.

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