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## 2012 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Bowden, Alberta

**Listing ID:**  
27263


**MLS ID:**  
A2186699

**\$198,000**



 **RENA QUINTIN**  
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 2012 20 Avenue , Bowden , Alberta T0M 0K0

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