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23 RAILWAY AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Marwayne, Alberta



Listing ID:
28041


MLS ID:
A2127037

\$99,900



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 23 Railway Avenue N, Marwayne , Alberta T0B 2X0

Transaction Type For Sale	Title Fee Simple	Days On Market 336
Zoning Commercial	Subdivision Marwayne	Building Type Retail
Year Built 1985	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 5426CL	Building Area (Sq. Ft.) 1417.00
Building Area (Sq. M.) 131.64	Lot Size (Sq. Ft.) 10018	Lot Size (Acres) 0.23
Construction Type Wood Frame	Electric Single Phase	Heating Floor Furnace
Access to Property Direct Access	Inclusions N/A	Restrictions None Known
Reports None		

Look at this exceptional opportunity for anyone wishing to strike out on their own and become their own boss!! This 1417 square foot commercial building in Marwayne is more affordable than anything else in its class on the market for sale today! Multi-use space which can be bought and revamped to an entirely different use- retail, office among many uses, or utilize the space the way it is currently set up and take over the Marwayne and district hair salon business. Improvements completed over the years including a new furnace in 2012, hot water tank in 2017 and shingles in 2020.... There is nothing that needs to be done in this space- this property is extremely well maintained and ready for new ownership. That's not all, for those people looking for more space, or to convert the building to include warehouse space, buyers will be pleased to see the large block of land that is included with this parcel- grow this location to whatever size warehouse you need in the future. For anyone wishing to move into this building and start where the current ownership has left off, inventory and equipment for the gift shop and the hair salon can be purchased in addition to the building for an additional \$25,000.00

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