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## 27 RAILWAY AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Marwayne, Alberta



**Listing ID:**  
28242


**MLS ID:**  
A2144764

**\$195,000**



 **MICHAEL DEWING**  
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 27 Railway Avenue S, Marwayne , Alberta T0B 2X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 309
<b>Zoning</b> C1	<b>Subdivision</b> Marwayne	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1940	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 5426CL	<b>Building Area (Sq. Ft.)</b> 3432.00
<b>Building Area (Sq. M.)</b> 318.84	<b>Roof</b> Metal	<b>Foundation</b> Perimeter Wall,Poured Concrete
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> none	<b>Restrictions</b> Historic Site
<b>Reports</b> None		

Presenting this well kept mixed-use property, situated on 4 lots in a prime location, downtown Marwayne. Construction of this 3432 sq ft building was completed in 1940, using hand carved stone brought from the North Saskatchewan River valley. Originally used for a farm implements dealership and garage, but has since been retrofitted into a 2200 sq ft retail space in the front, and a separate 1232 sq ft residence with private entrance in the back. The front retail space is currently vacant, and offers a wide range of uses, with plumbing available, and a newer furnace and electrical system. The residence is a one bedroom, with an additional flex space available, large bathroom and open concept kitchen and living room. Upgrades include a brand new metal roof on the main building and double detached, heated garage, additional insulation, windows, flooring, plumbing and electrical. The residential suite is currently rented for \$1100 a month, utilities included. The owner reports utilities for the entire property totaled \$6400 for 12 months. New owners could take this classic building in several directions, utilizing the front space for retail, professional office or services, craft or studio space, or even a coffee and sandwich shop. As this is proudly a Heritage Building, offers should include time to obtain approval for the intended use from the Village of Marwayne.

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