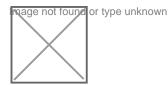


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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☑ (780) 808-2700

III RE/MAX OF LLOYDMINSTER☑ 780-808-2700

坳

27 Railway Avenue S, Marwayne , Alberta  $\,$  T0B 2X0  $\,$ 

**Transaction Type** 

For Sale

**Zoning** C1

Year Built

1940

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

318.84

**Heating**Forced Air, Natural Gas

Reports None Title

Fee Simple

**Subdivision** Marwayne

Structure Type Mixed Use

Legal Plan 5426CL

Metal Inclusions

none

Roof

**Days On Market** 

309

Building Type Mixed Use

Property Type Commercial

**Building Area (Sq. Ft.)** 

3432.00

Foundation

Perimeter Wall.Poured Concrete

Restrictions
Historic Site

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 kithcen 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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