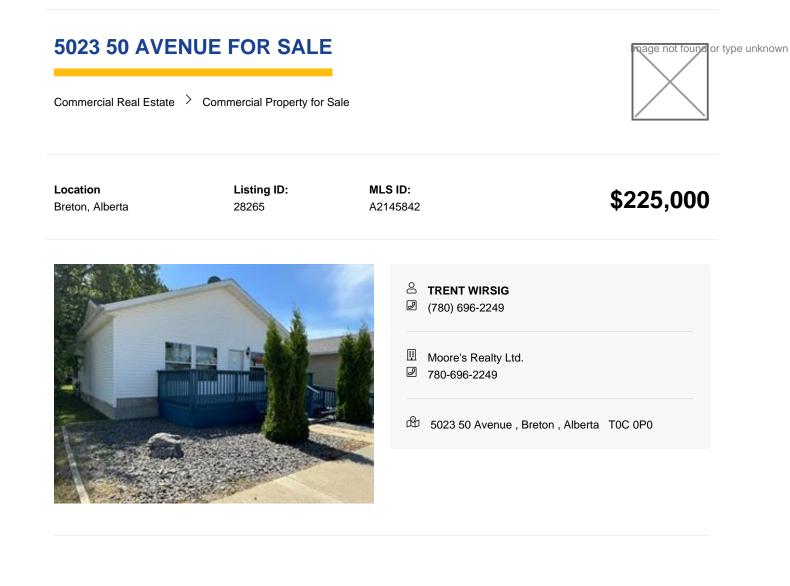


Generated: Sep 2, 2025, 2:37:13

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| <b>Transaction Type</b> | <b>Title</b>            | Days On Market         |
|-------------------------|-------------------------|------------------------|
| For Sale                | Fee Simple              | 426                    |
| <b>Zoning</b>           | Subdivision             | Year Built             |
| UC                      | Breton                  | 2008                   |
| Structure Type          | Property Type           | Property Sub Type      |
| Office                  | Commercial              | Office                 |
| Legal Plan              | Building Area (Sq. Ft.) | Building Area (Sq. M.) |
| 4716CL                  | 1296.40                 | 120.44                 |
| 4716CL                  | 1296.40                 | 120.44                 |
| <b>Roof</b>             | Foundation              | <b>Heating</b>         |
| Asphalt Shingle         | Poured Concrete         | Forced Air,Natural Gas |

A home for your business! Well cared for office building on main street in Breton, Alberta. Former home to an insurance company and vehicle registry office, this 1296 sq ft office building has attractive street frontage, front deck entry and a side ramp for wheel chair accessibility. Inside is an executive office with bathroom, coffee/break room, bathroom and large front reception and offices area. Included are two desks complete with desk chairs, 4 drawer metal filing cabinet, 3 drawer metal filing cabinet, smaller 2 drawer metal filing cabinet & metal reception chairs. Excluded are all the wooden furniture and detached wooden cabinets. The 40' x 120' lot has rear parking access from back lane.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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