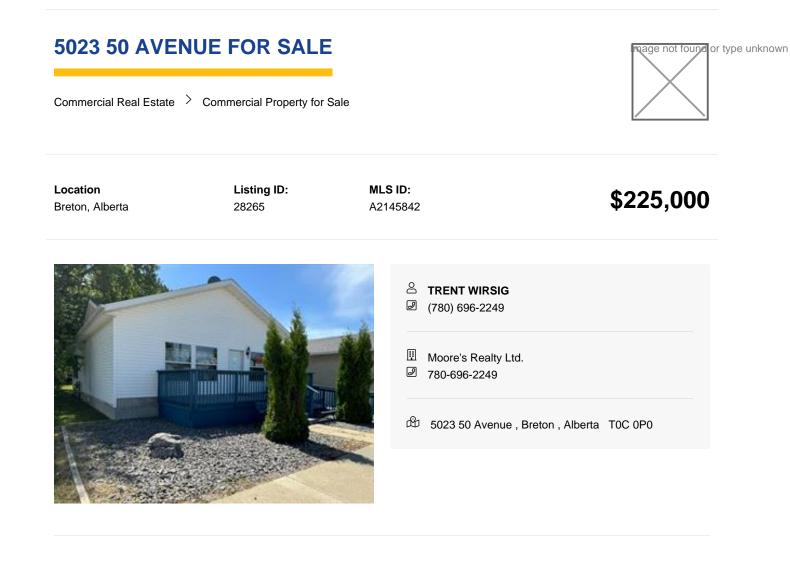


Generated: Sep 2, 2025, 2:37:13

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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.

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