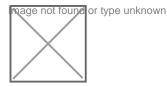


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2124 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Delburne, Alberta

Listing ID:

28308 A2148908

\$629,900



- **△** WESLEY GIESBRECHT
- **2** (403) 350-5674

MLS ID:

- □ Century 21 Advantage
- **403-346-0021**
- 2124 20 Street , Delburne , Alberta T0M 0V0

**Transaction Type** 

For Sale

Subdivision

NONE

**Structure Type** 

Mixed Use

Legal Plan 6370AK

Lot Size (Sq. Ft.)

6500

Inclusions

Fridge, stove, hood fan, microwave, window blinds with exception at veranda, washer (x2) & dryer (x2) (Commercial kitchen equipment are negotiable)

**Days On Market** 

349

**Building Type** 

Low Rise (2-4 stories)

Property Type Commercial

Building Area (Sq. Ft.)

2102.00

Lot Size (Acres)

Restrictions

None Known

0.15

Zoning

C1

Year Built

1917

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

195.28

Cooling

Central Air

Reports

Call Lister

A hard-to-find LIVE-WHERE-YOU-WORK two-story well-maintained building situated on two lots. Built by Bank of Montreal as a local branch with fully operational bank vault and plenty of storage space. Located on the Main Street of Delburne next to the Village office, Medical Centre, Pharmacy, and other amenities. Currently has mixed designation for Commercial/Residential use. Lots of free parking space for guests and clients. Whole building renovated with all new windows, plumbing, electric wiring and 200 Amp services. Extra thick building's walls rest on a full concrete basement with laundry, washroom, other finished rooms and huge lockable concrete walk-in storage. 1,231 sq. ft. main floor commercial area with air-conditioning includes office, multifunctional rooms, two previously certified commercial kitchens, retail space and the vault. Could be easy adjusted for different types of businesses. Three entries - front street with accessibility ramp, back yard, and veranda/living quarters. Upstairs is completely renovated to the studs with new engineering floor throughout. It features 3 bedrooms, full bath washroom with onyx tiles and cork floor, rough-in for laundry, 2 walk-in closets. New kitchen opens to dining room adjacent to big living room with a balcony and outside stairs. Plenty of sun light through new tilt/turn windows. Go to your business without going outside! Big deck connects spacious new veranda/sunroom to fully fenced back yard with lots of parking space, fruit trees, and vegetable plots. Oversized garage with work bench and lots of shelving provides shelter for a big vehicle with direct exit to the street. Live-in or rent or both – so many options with this unique property!

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