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2124 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Delburne, Alberta



Listing ID:
28308

MLS ID:
A2148908

\$629,900



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

 Century 21 Advantage
 403-346-0021

 2124 20 Street , Delburne , Alberta T0M 0V0

Transaction Type

For Sale

Days On Market

349

Zoning

C1

Subdivision

NONE

Building Type

Low Rise (2-4 stories)

Year Built

1917

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Business

Legal Plan

6370AK

Building Area (Sq. Ft.)

2102.00

Building Area (Sq. M.)

195.28

Lot Size (Sq. Ft.)

6500

Lot Size (Acres)

0.15

Cooling

Central Air

Inclusions

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

Restrictions

None Known

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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