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122 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Chauvin, Alberta



Listing ID:
29007

MLS ID:
A2179788

\$474,900



 **SHARON ORACHESKI**
 (780) 261-0700

 COLDWELLBANKER HOMETOWN REALTY
 780-842-2010

 122 Main Street , Chauvin , Alberta T0B 0V0

Transaction Type

For Sale

Days On Market

224

Zoning

Commercial

Subdivision

NONE

Year Built

1955

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Legal Plan

4835W

Building Area (Sq. Ft.)

5280.00

Building Area (Sq. M.)

490.52

Inclusions

N/A

Restrictions

None Known

Reports

None

An excellent opportunity to own and operate a well maintained, small business in Chauvin. The property is located on Main Street with excellent visibility and endless possibilities to expand retail sales. The building boasts over 5,000 sq ft of space. Currently, it is multi-purpose and includes a large grocery/convenience store, an approx. 835 sq ft. liquor store, installed in 2021, a bottle depot with a large storage/utility area. An added advantage is the 900 sq ft., 2 bedroom living quarters which includes a small office, galley kitchen, laundry in 4 piece bath and spacious living room that was built on site in 2014. The liquor store, grocery store, bottle depot and suite have separate entrances and power panels. Possible additional retail uses could include manufacturing for trades like finishing carpentry, a small coffee shop or lounge. Recent upgrades include extra teleposts in the basement, some subfloor and flooring updated in the grocery store. The business has a security cigarette cupboard. Security roller blinds along the front windows and doors have been installed and provide extra piece of mind. It is the only liquor/convenience store in the village and surrounding area.

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