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## 9922 101 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Plamondon, Alberta

**Listing ID:**  
29199

**MLS ID:**  
A2192066

**\$360,000**



 **TRACY LORD**  
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 9922 101 Avenue , Plamondon , Alberta T0A 2T0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 398
<b>Zoning</b> Commercial	<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1996	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2422187	<b>Building Area (Sq. Ft.)</b> 3680.00
<b>Building Area (Sq. M.)</b> 341.88	<b>Footprint (Sq. Ft.)</b> 3680	<b>Construction Type</b> Concrete,Metal Siding ,Wood Frame
<b>Roof</b> Metal	<b>Foundation</b> Slab	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Level	<b>Commercial Amenities</b> Compacted Yard,Mezzanine
<b>Access to Property</b> Back Alley Access,Two-Way Access	<b>Inclusions</b> Storefront Counter	<b>Restrictions</b> None Known
<b>Reports</b> Aerial Photos,Appraisal		

Commercial Building for Sale in Plamondon, AB. This 46'x80' building formerly housed a hardware store and could now accommodate a variety of business ventures. Built in 1996, the building features epoxy floors, two fully tiled bathrooms, an office space, rear access with a 14x12 overhead door and commercial grade opener, a storage area plus 19x16 mezzanine. The mechanical entails two furnaces, 200 amp electrical service and two A/C units. Outside the street frontage is paved, the side and back yards are compact gravel and the property is partially fenced with privacy chain-link. Click on the 3-D tour to virtually see inside this building and see what you can buy for only \$97.83/sq.ft.

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