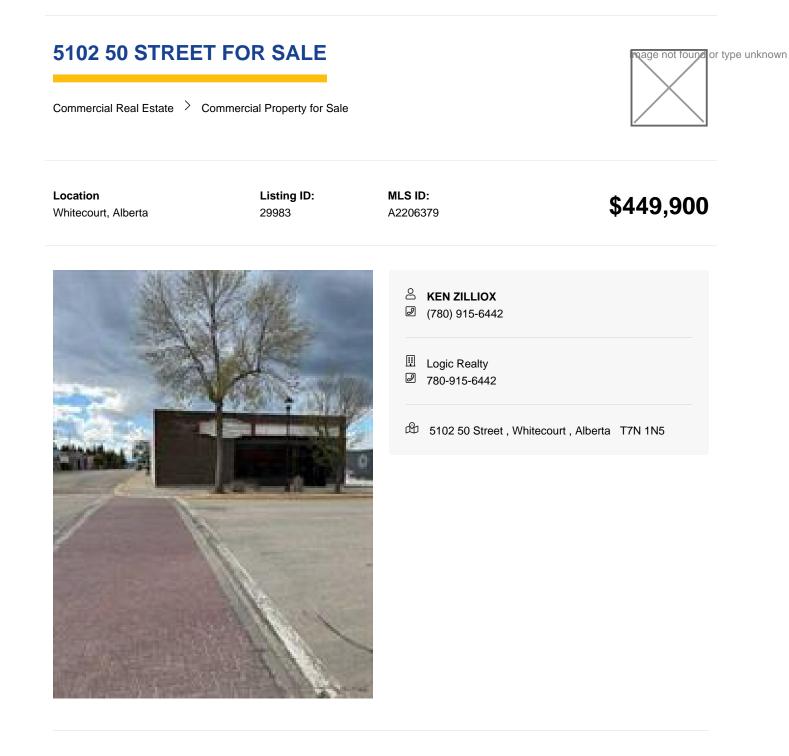


Generated: Sep 2, 2025, 2:12:16

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Transaction Type	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	158
<b>Zoning</b>	Subdivision	Building Type
Retail	NONE	Free-Standing
<b>Year Built</b>	<b>Structure Type</b>	Property Type
1978	Retail	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	662CL	4681.00
Building Area (Sq. M.)	Construction Type	<b>Roof</b>
434.88	Brick	Tar/Gravel
Foundation	<b>Cooling</b>	Heating
Poured Concrete	Central Air	Forced Air,Natural Gas
Inclusions	Restrictions	<b>Reports</b>
none	None Known	RPR

This prime corner location offers great exposure and versatility Downtown. This location is a hub of activity with banks on each corner. Just a few possible uses for this terrific spot are a coffee shop, daycare, play place, gym, retail shop, farmers market, shoe store, or offices just to name a few. Another floor of residential apartments could also be added as the zoning for this is already in place! An outstanding opportunity to pursue your dream venture and be your own landlord. Ideal for investors looking to get into the Alberta market too.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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