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391 N 400 STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Raymond, Alberta



Listing ID:
30069

MLS ID:
A2181598

\$3,300,000



 **EDWIN QUINTEROS**
 (403) 795-4479

 **REAL BROKER**
 1855-623-6900

 391 N 400 Street E, Raymond , Alberta T1J 4B3

Transaction Type For Sale	Days On Market 148	Zoning C-1
Subdivision NONE	Building Type Commercial Mix	Year Built 1920
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 9211847	Building Area (Sq. Ft.) 39310.00	Building Area (Sq. M.) 3651.99
Lot Size (Sq. Ft.) 411642	Lot Size (Acres) 9.45	Construction Type Brick,Concrete,Stucco
Roof Shingle	Foundation Poured Concrete	Cooling Partial
Heating Boiler,Natural Gas	Commercial Amenities Boardroom,Elevator Passenger,Exercise Room,Kitchen,Laundry Facility,Parking-Extra,Shower,Storage	Access to Property Accessible to Major Traffic Route,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure
Inclusions None	Restrictions Call Lister	Reports None

Unlock Vast Revenue Potential in Historic Raymond Building! This restored 39,310 plus sq. ft. building offers endless possibilities. It features a swimming pool, auditorium/gym, elevator, and office spaces, as well as recent upgrades including electrical, and new roofing, The property also includes a heated outbuilding and second living quarters, with a city sewage connection and acres of land for future development. Located on Hwy 845, this property offers prime visibility and accessibility. It's perfect for various businesses, such as a care facility, recreation center, conference center, hotel, campground, or tourism center. Estimated Reconstruction value is at 13 million dollars at \$300/sq ft! A rare opportunity to own a piece of history and create a thriving business!

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