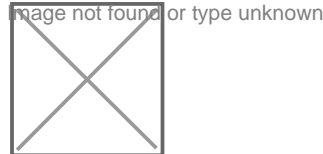


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

23 RAILWAY AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Marwayne, Alberta


Listing ID:
30176


MLS ID:
A2211615

\$9



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 23 Railway Avenue N, Marwayne , Alberta T0B 2X0

Transaction Type For Lease	Title Fee Simple	Days On Market 140
Lease Amount 9.00	Lease Frequency Annually	Zoning Commercial
Subdivision Marwayne	Building Type Retail	Year Built 1985
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 5426CL	Building Area (Sq. Ft.) 1417.00	Building Area (Sq. M.) 131.64
Lot Size (Sq. Ft.) 10018	Lot Size (Acres) 0.23	Construction Type Wood Frame
Electric Single Phase	Heating Floor Furnace	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports None

Look at this exceptional opportunity for anyone wishing to strike out on their own and become their own boss!! This 1417 square foot commercial building in Marwayne is ready for a new operator to lease. Multi-use space which can be bought and revamped to an entirely different use- retail, office among many uses, or utilize the space the way it is currently set up and take over the Marwayne and district hair salon business. Improvements completed over the years including a new furnace in 2012, hot water tank in 2017 and shingles in 2020.... There is nothing that needs to be done in this space- this property is extremely well maintained and ready to go. This building is also for sale under MLS A2211715.

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